



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:30 AM

MARCH 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

STEVE ROBBINS ADMINISTRATION BUILDING
Coachella Valley Water District - Administration Board Room
75515 Hovley Lane East, Palm Desert, CA 92211

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: 9:30 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:30 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request).

NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:30 a.m. or as soon as possible thereafter.

3.1 **GENERAL PLAN AMENDMENT NO. 1202/CHANGE OF ZONE NO. 7885/TENTATIVE TRACT MAP NO. 37254 – Intent to Adopt a Mitigated 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 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. Continued from February 21, 2018. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org. (**Staff Recommendation: Continue to April 4, 2018**)

4.0 PUBLIC HEARING – NEW ITEMS: 9:30 a.m. or as soon as possible thereafter.

4.1 **CONDITIONAL USE PERMIT NO. 3754 – Exempt from the California Environmental Quality Act (CEQA), Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures)** – EA42938 – Owner/Applicant: Abesud Halum (Toro Loco Market) – Representative: Edward Lanning – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Community Development – Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of 2nd Street, southerly of 3rd Street, easterly of Coahuilla Street, and westerly of Date Palm Street – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST: Conditional**

Use Permit No. 3754 proposes to re-entitle an existing, permitted, single-story, 7,400 sq. ft. building containing a food market and existing beer and wine sales for off-premises consumption and including approximately 24 parking spaces. It also proposes to entitle a new, 1,150-gallon, above-ground horizontal propane tank (liquid petroleum) that is 44 inches wide by 17 feet long. The proposed propane tank will be located on an 11-foot by 21-foot concrete pad with bollards within the existing parking lot at the northeast corner of 2nd Street and Coahuila Street. The proposed propane tank is to be located a minimum of 10-feet from existing public walkways. Project Planner: Jay Olivas at (760) 863-7050 or e-mail at jolivas@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 DIRECTOR'S REPORT

6.1 **ORDINANCE NO. 348 PRESENTATION**

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 DIRECTOR'S REPORT

9.0 COMMISSIONERS' COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

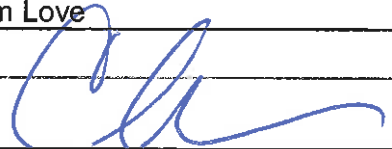
Agenda Item No.

3.1

Planning Commission Hearing: March 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:

CONTINUE TO THE APRIL 4, 2018 PLANNING COMMISSION HEARING.

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:

The proposed Project was scheduled for the February 21, 2018 Planning Commission meeting; however due to late comments received on the Initial Study/Negative Declaration the item was continued to the March 21, 2018 Planning Commission meeting to provide staff additional time to review and consider the

comments. In addition, staff revised the environmental document from a Negative Declaration to a Mitigated Negative Declaration which required noticing to State Agencies, increasing the noticing from 20 days to 30 days. Because the review period would not be complete at the March 21, 2018 meeting, the meeting is being recommended to be continued to the April 4, 2018 Planning Commission meeting.

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:

An Initial Study (IS) and a Mitigated Negative Declaration (MND) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 42839 identified potentially significant impacts in regards to Biology, Hydrology/Water Quality, Noise and Paleontology; however, with the incorporation of mitigation measures these impacts were reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review in accordance with State CEQA Guidelines Section 15105.

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 received approximately 8 written communication or phone calls in opposition to the proposed project and 3 written communication or phone calls in favor of 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,

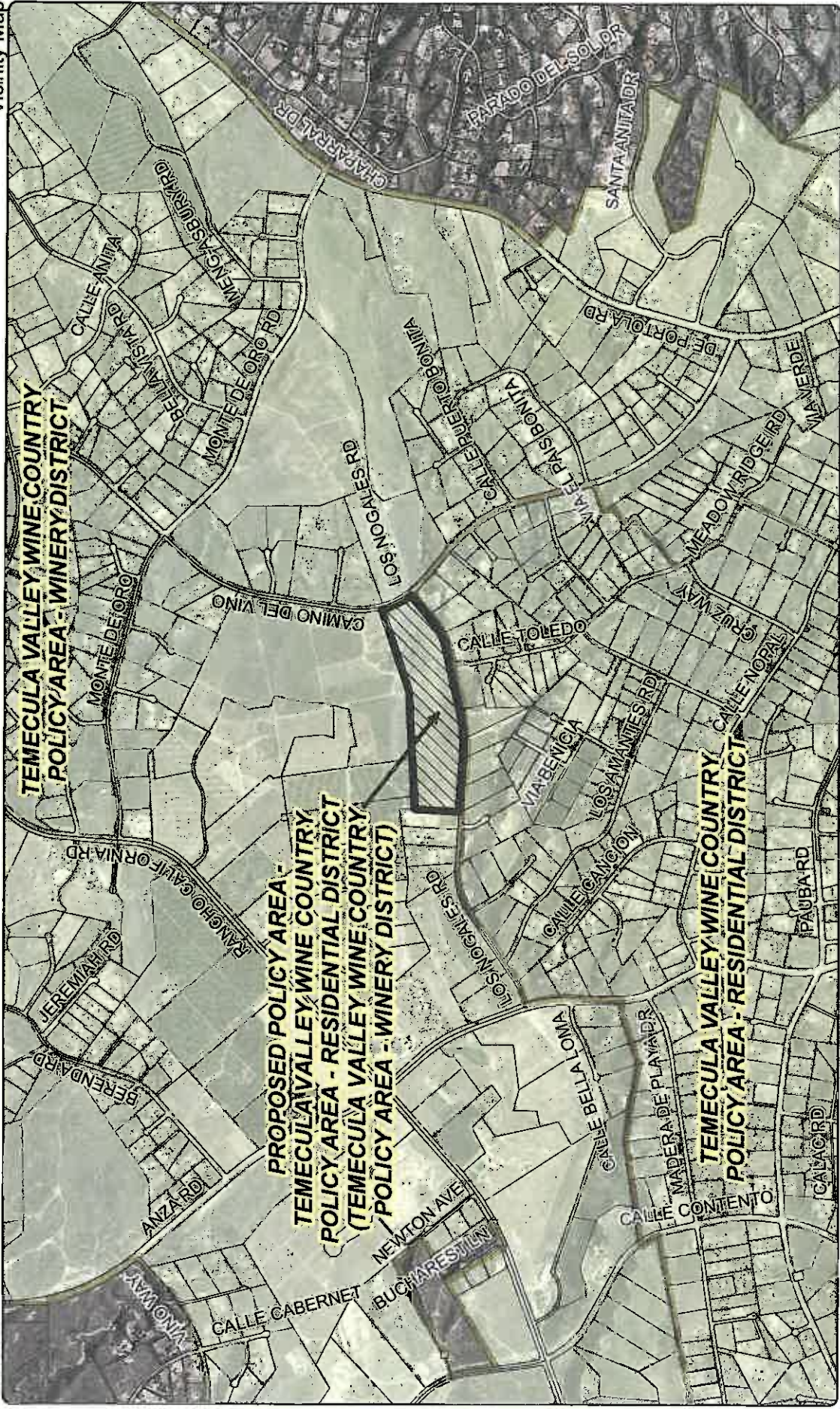
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on February 21, 2018 that it has reviewed and considered the environmental document prepared or relied on and recommends the following, based on the findings and conclusions 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 initiated a new General Plan process and has adopted the Riverside General Plan 2003-2013. This plan is subject to future amendments. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3400 (Western County) or in Fontana at (951) 837-7777 (Eastern County) or Website: <http://www.riversideca.gov>

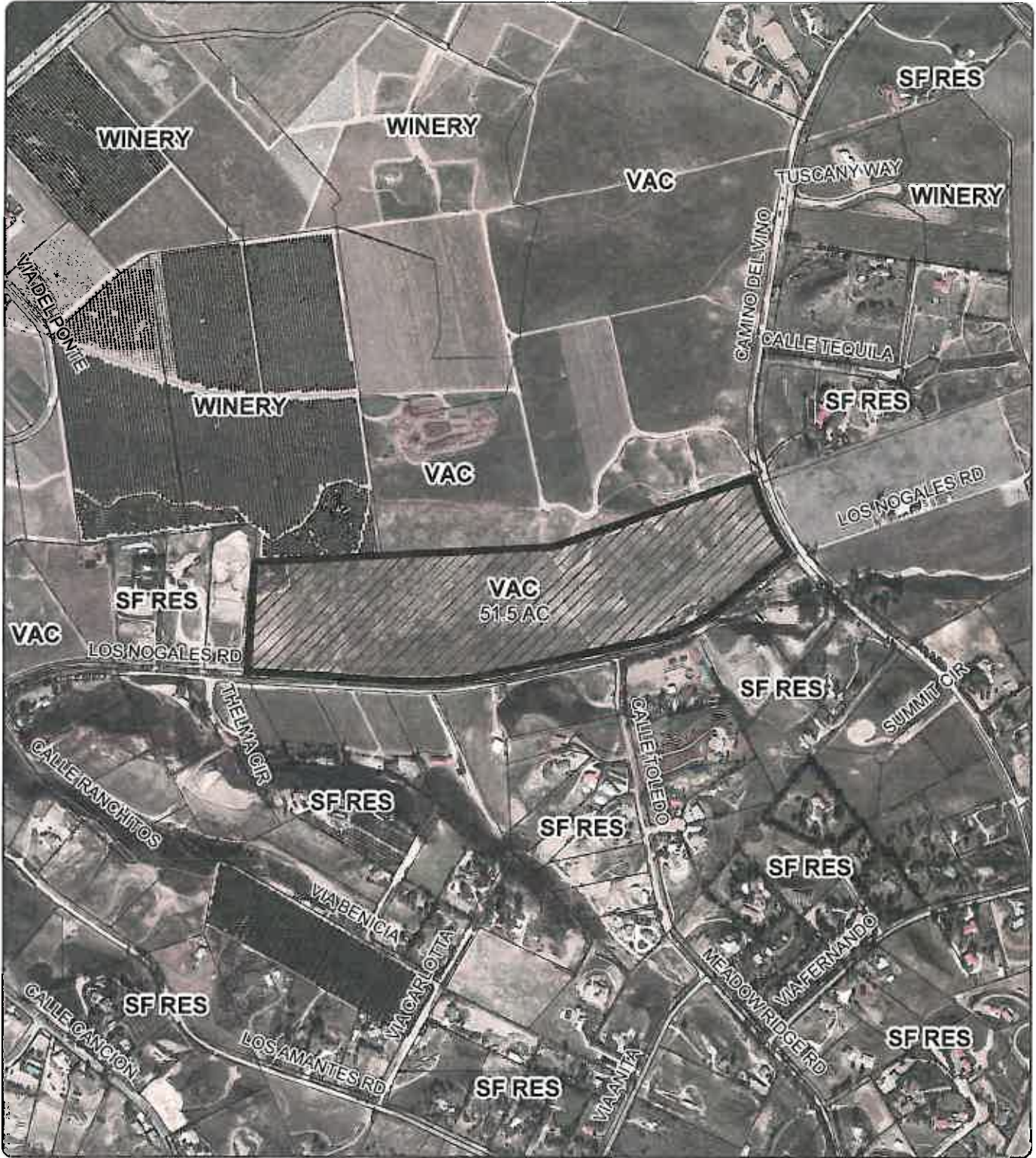
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07885 GPA01202 TR37254

Supervisor: Washington
District 3

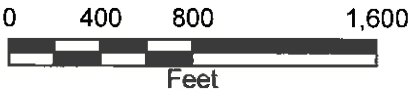
Date Drawn: 09/08/2017
Exhibit 1

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.rollins.ca.gov>

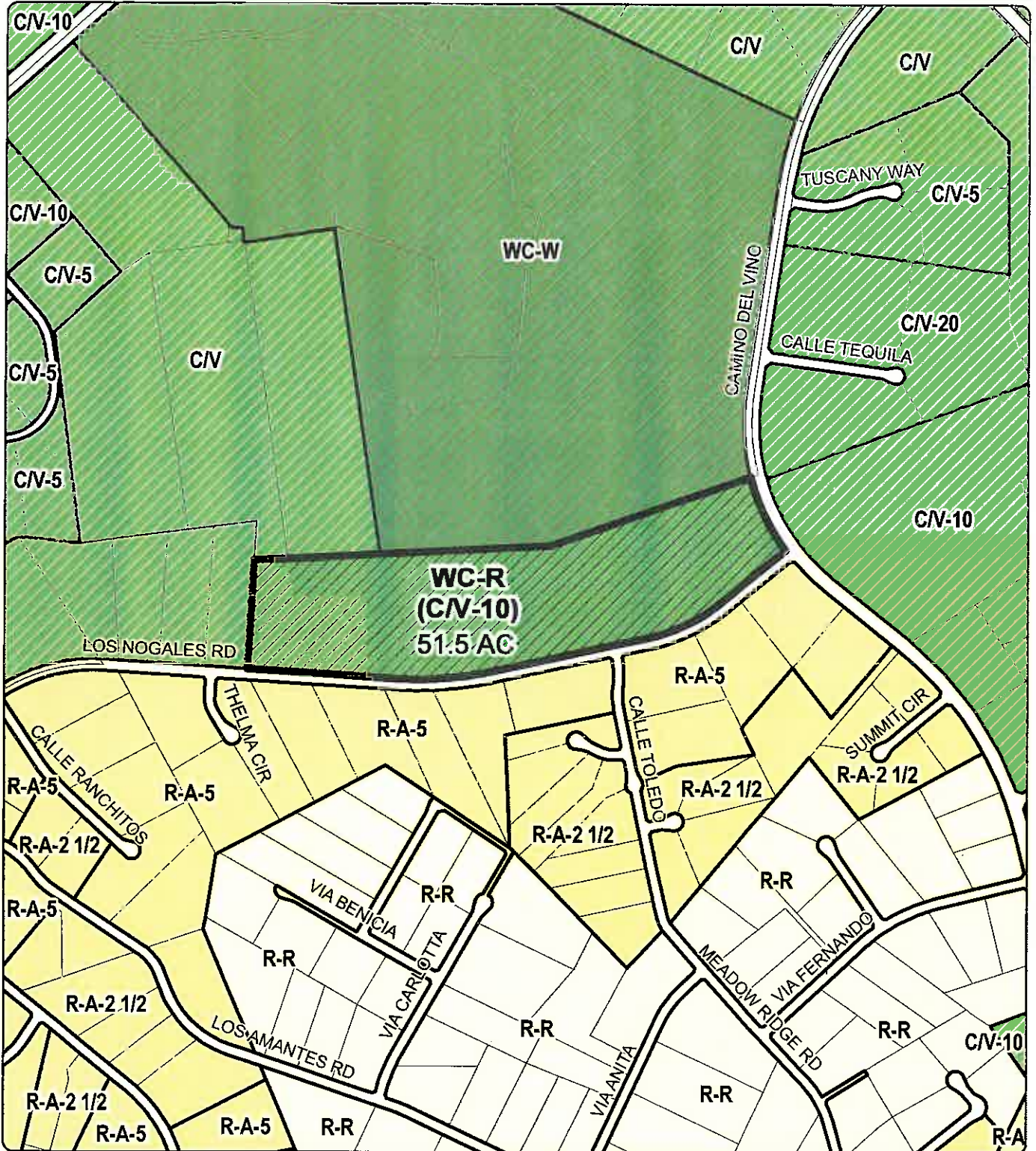
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07885 GPA01202 TR37254

Supervisor: Washington
District 3

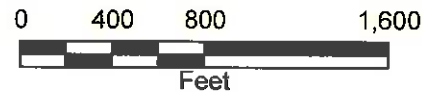
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Exhibit 3

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://rjplanning.rctilma.org>

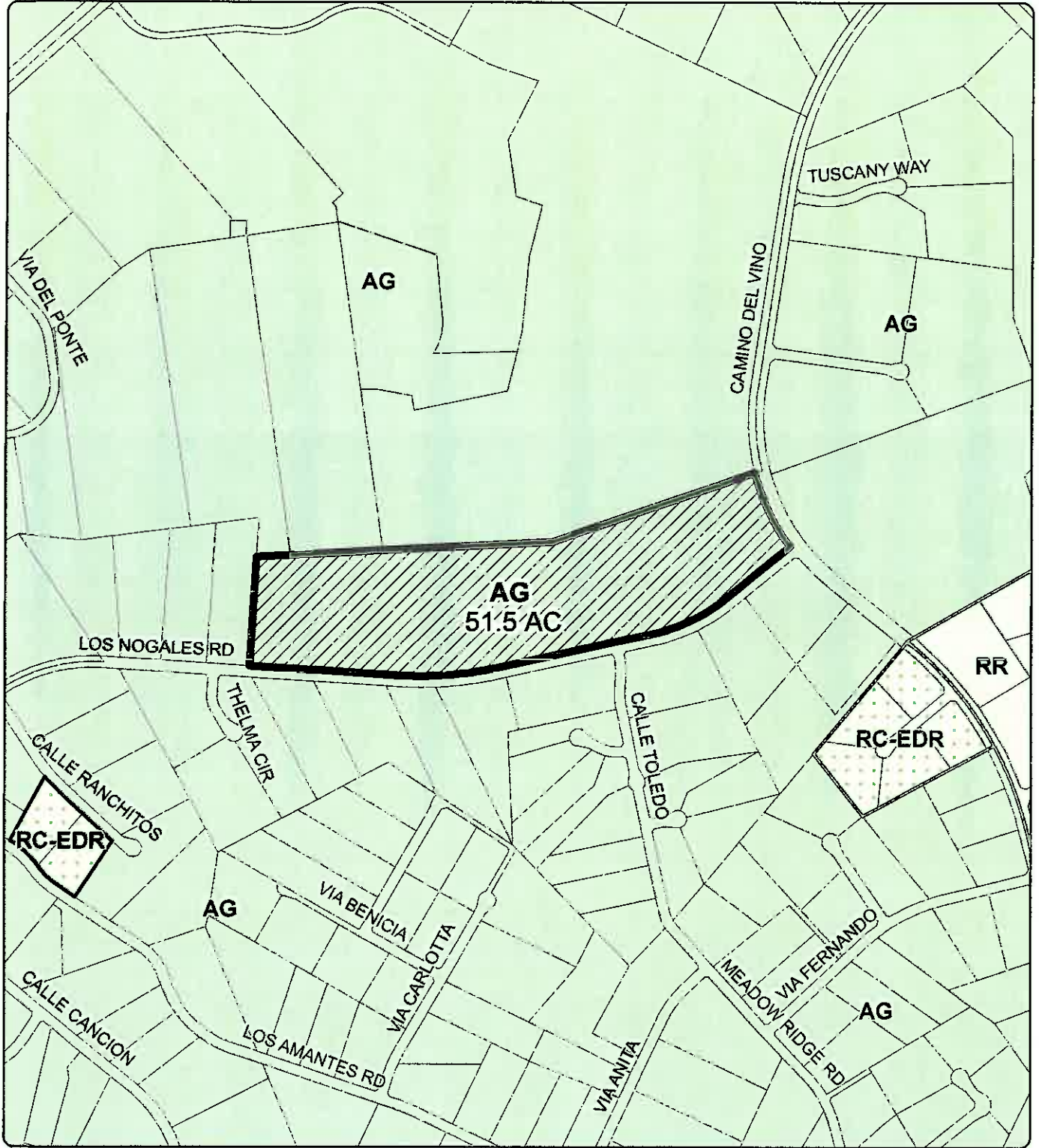
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07885 GPA01202 TR37254

Supervisor: Washington
District 3

Date Drawn: 09/08/2017
Exhibit 5

EXISTING GENERAL PLAN

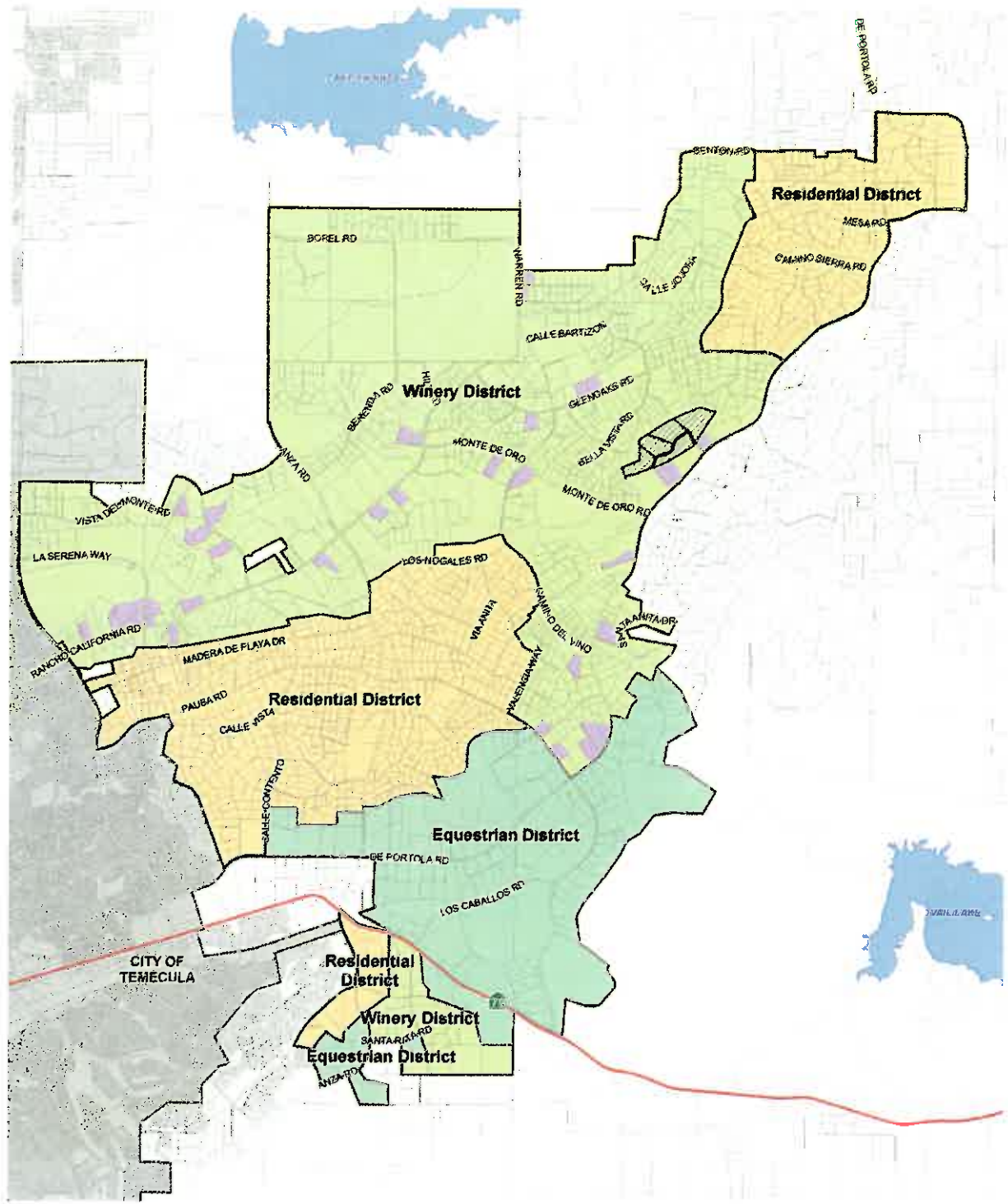


Zoning Area: Rancho California

Author: Vinnie Nguyen



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Data Source: Riverside County 2011

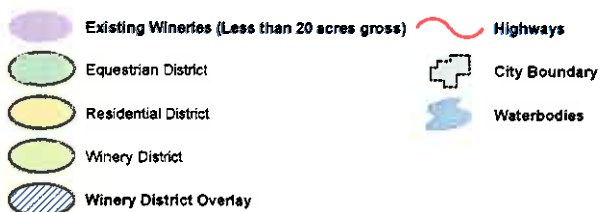
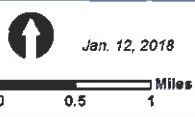


Figure 4B

Date: 12/15/2017 10:58:56 AM Project: 48 - Wine Country Policy Area with Districts - 2017.mxd



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 of this source or data and shall not be held responsible for any errors, omissions, or inaccuracies 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.



GPA No. 1202
PROPOSED TEMECULA VALLEY
WINE COUNTRY POLICY AREA
WITH DISTRICTS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA 1202, CZ 7885, and TR 37254

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Contract Project Planner Date: February 28, 2018

Applicant/Project Sponsor: Koll Custom Homes Inc., c/o Greg Koll Date Submitted: March 12, 2018

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated 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: 03/12/18
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42839 ZCFG6216

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 / EA Preparer: 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

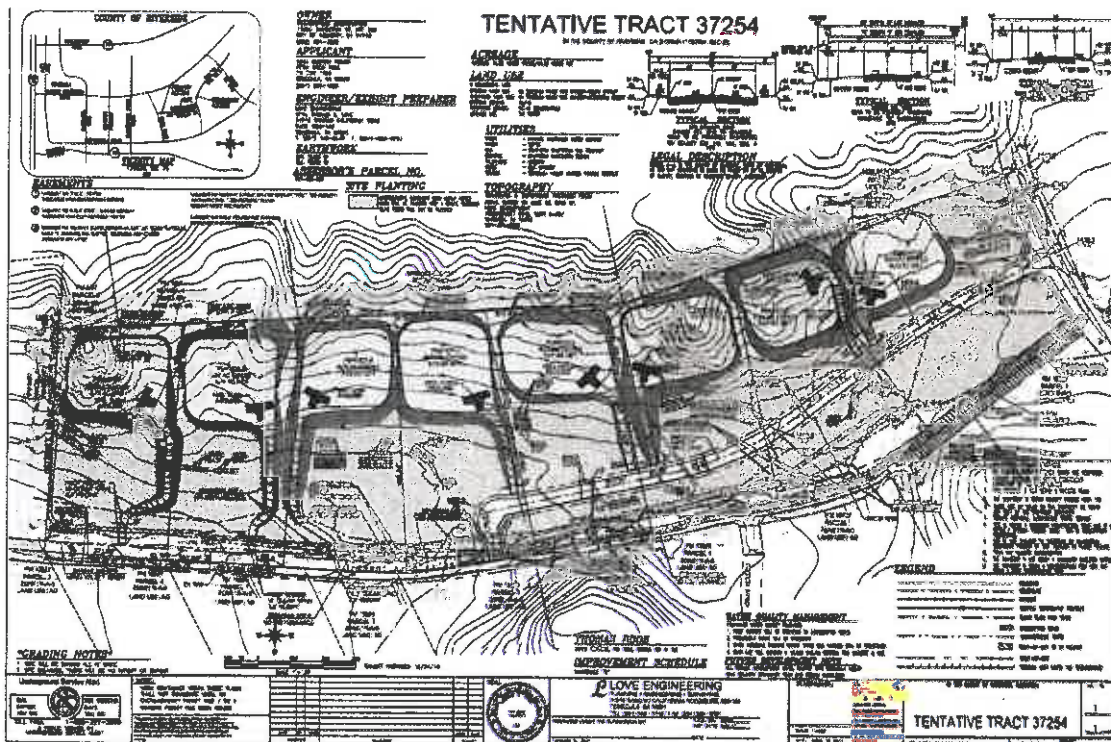
I. PROJECT INFORMATION

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.

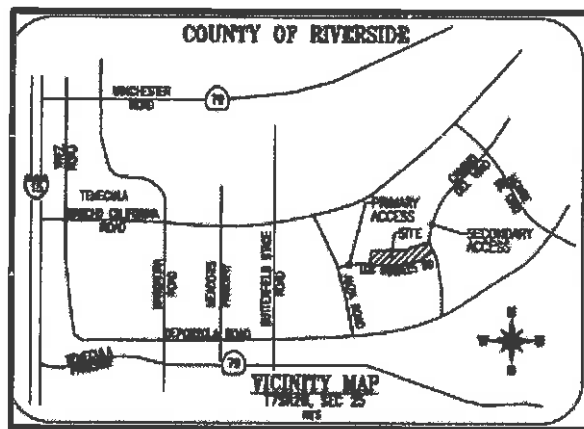
A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

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 north of Los Nogales Road, south of Monte de Ono Road, west of Camino Del Vino, and east of Anza Road.



Vicinity Map

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. The Long Valley Wash is located along the southern portion of the Project site. 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 within 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.

Aesthetics

Agriculture & Forest Resources

Air Quality

Hydrology / Water Quality

Land Use / Planning

Mineral Resources

Transportation / Traffic

Tribal Cultural Resources

Utilities / Service Systems

Biological Resources

Cultural Resources

Geology / Soils

Greenhouse Gas Emissions

Hazards & Hazardous
Materials

Noise

Paleontological Resources

Population / Housing

Public Services

Recreation

Other:

Mandatory Findings of
Significance

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

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

Printed Name

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 Interstate 15, a County Eligible Scenic Highway. Due to the distance of the Project site from Interstate 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. Lastly, the existing riparian and scrub habitat located along Long Valley Wash will remain in its current form. 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. Through County policies, including Ordinance No. 655, light spillage on surrounding properties would not occur and while there would be an increased amount of nighttime lighting over existing conditions, given the size and use of the site, coupled with 50% of the site remaining as vineyards, impacts would be minimal. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring 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?

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?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials. "A Guide to the Farmland Mapping and Monitoring Program 2004 Edition" prepared by California Department of Conservation. <http://www.conservation.ca.gov/dlrp/fmmp/Pages/overview.aspx>

Findings of Fact:

a) According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of approximately 50% Prime Farmland which is located along the southern portion of the project site. The remaining 50% is comprised of Unique Farmland and is located on the northern portion of the project site. Small portions of the Project site along the northern and southern boundaries are designated as Other Lands. Below are the defining factors of these designations:

Prime Farmland – Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland – Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

As proposed, the General Plan Amendment, Change of Zone, and Tentative Tract Map will result in the ultimate development of 8 single-family residences and some loss of farmland will occur. However, the majority of the proposed 8 residential housing pads are outside of the prime farmland area which is along the southern portion of the site. The Tentative Tract Map exhibit indicates and notes that approximately 50 % of the project site will be located in a permanent easement devoted to vineyard planting. This easement will be mapped and recorded prior to final Map recordation. The easement shall be held in perpetuity and will be maintained by the Heavenstone Ranch Corp, Inc., as stated in Condition of Approval, 050 Planning 1. Although, not a requirement of the property owner to keep the site in an agricultural use, 50% will remain as agricultural use. Although the project will convert primarily Unique Farmland and some Prime Farmland to non-agricultural uses, this conversion alone does not necessarily result in a significant impact. As shown on the FMMP, there is a number of areas designated as Unique and Prime Farmland that will remain in the area and the current proposed change represents a small portion to the total farmland area just locally. Furthermore, by requiring an easement to maintain 50% of the property, which is identified as Prime Farmland, as active vineyards, the proposed project actually helps ensure long-term viability of the site to be utilized as active farmland. Therefore, less than significant impacts will occur in regards to conversion of agricultural land to non-agricultural uses.

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, once the site is rezoned, the project will not conflict with agricultural zoning or uses and less than significant impacts will occur in regards to this issue area.

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 Williamson Act contract or an agricultural preserve as previously stated, and impacts would be less than significant. Furthermore, as discussed prior, 50% of the site will be maintained in perpetuity as active farmland, helping ensure the long-term viability of the overall site and preserving the majority of the land identified as Prime Farmland.

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. Property directly north of the project site is zoned Wine Country-Winery (WC-W), to the east, and west Citrus/Vineyard (C/V), and to the south Residential Agricultural (R-A). Uses permitted in these zoning classification allows for single-family development, and agricultural uses such as,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 in the agriculturally defined zones. The only agriculturally defined zone is to the east of the project site; however, given that the Project site will be developed with vineyards an incompatibility of a non-agricultural uses adjacent to agricultural uses would not occur. 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 result in approximately 50% of the Project site being converted from agricultural uses to eight (8) residential lots. However the remaining 50% of the project site will be comprised of a dedicated easement in perpetuity for the planting of vineyards as stated in Condition of Approval 050 Planning 1. The Wine Country Policy Area - Winery District does not require an applicant to retain their property in agricultural production nor does the current zoning of the project site. The applicant of their own accord is choosing to keep 50% of the site for vineyard planting. Therefore less than significant impacts will occur in that 50% of the site, which is classified as Prime Farmland, will remain in agricultural production in perpetuity, which will help offset any of the losses tied to the residential parcels.

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
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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 DB worked on 2/21/18

6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, "Benton Road Residential Air Quality Impact Analysis", dated November 2, 2016, prepared by Urban Crossroads.

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involve a General Plan Amendment but is not considered a significant project.

According to the consistency analysis presented above and the analysis presented in section b) below, the proposed project will not conflict with the AQMP; no impact will occur.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Construction Emissions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although a project specific air quality analysis was not performed, such analysis has been performed for other projects within the County that are also located within the South Coast Air Basin. Emissions for the purposes of this section are not dependent on a specific location but merely the anticipated amount of emissions and its relation to daily emission thresholds established for the South Coast Air Basin. One particular analysis was performed by Urban Crossroads for a 34 unit residential subdivision on approximately 20 acres and will be used in this analysis for reference. Although the reference project is smaller in size (20 acres) compared to the proposed project (51 acres), CalEEMod assumes only so many acres are graded and so much equipment is operating at a time producing so much emissions per day. Therefore, regardless of the difference in project size, the same assumptions would be made by the modeling on the amount of grading occurring on a particular day at maximum and the resulting emission levels would not differ between the reference project and proposed project.

In this analysis, the California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations were applied to the air quality analysis and are reflected in the emission estimates.

The table below titled Reference Project Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs from the reference 34 unit project. Based on the results of the model, maximum daily emissions from the construction of the reference project will not exceed established SCAQMD thresholds. Since the project as noted above would be anticipated to result in substantially less emissions compared to the reference project, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

Reference Project Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
2017	3.57	38.25	45.56	0.09	9.11	5.05
2018	62.23	29.07	24.93	0.04	2.53	1.92
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: Urban Crossroads						

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Reference Project Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the reference 34 unit project. Based on the

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

results of the model, maximum daily emissions from the operation of the reference project will not exceed established SCAQMD thresholds.

Reference Project Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	4.06	0.03	2.84	0.00	0.06	0.06
Energy Sources	0.03	0.27	0.12	0.00	0.02	0.02
Mobile Sources	1.15	3.74	12.74	0.04	2.54	0.71
Total Emissions	5.24	4.04	15.70	0.04	2.62	0.79
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: Urban Crossroads						

The project as proposed would be anticipated to have reduced emissions given the project represents 8 units (10 maximum units pursuant to the General Plan Amendment) compared to the 34 units analyzed in this reference air quality analysis. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for operation established by SCAQMD. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.

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, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and industrial 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 land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Crown Hill Elementary School) is located approximately 3 miles to the southwest of the project; therefore, no impacts would occur to schools within ¼-mile of the project site.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA).

Similar to the discussion prior as it relates to regional emission thresholds for criteria pollutants, the reference project (a 34 unit residential project that was proposed within the Temecula Valley SRA) was utilized to compare against the proposed eight unit residential development as it relates to LST analysis.

The tables below titled Reference Project On-Site Preparation Construction LST Emissions and Reference Project On-Site Grading Construction LST Emissions identify the emissions during construction at residences 25 meters (82 feet) away from that reference project, which are well below the SCAQMD thresholds of significance. These also include consideration of existing regulations as previously noted.

Reference Project On-Site Preparation Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	27.16	30.44	8.90	4.99
LST Threshold	303	1,533	10	6
Potential Impact?	No	No	No	No
Source: Urban Crossroads				

Reference Project On-Site Grading Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	33.63	41.46	5.15	2.81
LST Threshold	325	1,677	11	7
Potential Impact?	No	No	No	No
Source: Urban Crossroads				

Similar to the analysis on regional emissions, the modeling assumes only so many acres are graded and so much equipment is operating at a given time. Therefore, regardless of the difference in project size, the same assumptions would be made by the modeling on the amount of grading occurring in a particular day at maximum and the resulting emission levels would not differ between the reference project and proposed project. The proposed project is also further from the nearest sensitive receptors

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(approximately 350 feet) compared to the reference project (approximately 82 feet); which in regards to air quality emissions and dispersal rates, is a substantial difference. Therefore, the proposed project would also be anticipated to not exceed maximum daily LST emission thresholds for construction established by SCAQMD.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

e) 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 major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the small number of nearby residences (approximately 21), approximately 63 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours (see mitigation measure MM NOI-1) when most people are at work. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 is present along the site's south property line and was mapped as an intermittent blueline stream when the USGS Topography Map was compiled in 1953. The intermittent blueline stream designation was removed in the area located between Anza Road and Camino Del Vino when the map was photo revised in 1973. The channel of this historic wash is incised over 10 feet into the terrain in the eastern portion of the site, and basically disappears in the western portion of the site, where it is incised less than one-foot into the terrain. Associated Riparian Forest and Riparian scrub

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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habitats within this area will remain on the site in their existing conditions and are designed to be 100% avoided as shown on the proposed Tentative Tract Map. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the project as designed 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)

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. Therefore, despite the lack of onsite indicators for burrowing owl, 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 the incorporation Riverside County conditions of approval.

b-c) The Biological Report states that the topography on the site has been altered in the past by agricultural clearing and grading for approximately 37 years. Site photographs in the Biology Report note that approximately 93% of the existing site was occupied by abandoned vineyard planting.

According to the MSHCP Consistency Analysis prepared by Principe and Associates, based on a review of pertinent biological literature and onsite surveys completed at the same time burrowing owl surveys were completed, threatened, endangered, candidate, sensitive or special status plant or wildlife species have not been recorded on the site. Plant species that were found on the Project site consist primarily

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of invasive and non-native species. A few native species were identified. The vegetation on site does not possess the species composition nor the habitat characteristics to be classified as Grasslands. Wildlife species found on site include, California ground squirrels, western fence lizards, California Quail, red-tailed hawk, lark sparrow, desert cottontail and the coyote. Most of the wildlife was found along Long Valley Wash.

As a part of the project component, Long Valley Wash and its associated Riparian Forest and Scrub habitats were to be 100% avoided by the project. The applicant received an agricultural grading permit for Project site with the intention of preparing the site for the planting of the vines. The level of grading work appeared to exceed the scope that was intended under the agricultural grading permit and was suspended by the Building Official. Principal Planner Ken Baez visited the Project Site and determined that the Riparian area had been impacted by the construction equipment accessing the site across the drainage area. To ensure protection of the Riparian area and its habitat, the following mitigation measures are required:

- MM BIO-1: 100% of the Riparian area will be avoided by ultimate design of the project.
- MM BIO-2: Prior to issuance of the grading permit, a CDFW 1600 and USACE 404 permit may be required and proof that consultation and approvals from those entities will need to be provided if construction activities may temporarily impact the drainage area.
- MM BIO-3: 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.
- MM BIO-4: 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.
- MM BIO-5: 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."

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 (as discussed below) will also be conducted if grading is planned to occur during the nesting bird season. Less than significant impacts will occur in regards to threatened, endangered, candidate, sensitive or special status plant or wildlife species with the incorporation Mitigation Measures 1-5 and Riverside County's standard conditions of approval.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 within 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 the incorporation of the following mitigation measure and adherence to Riverside County conditions of approval:

MM BIO-6: Clearing and grubbing shall occur outside the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through the completion of a Nesting Bird Survey Report. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval prior to the issuance of grading permits if such grading is to occur during the bird breeding season.

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. However, as mentioned in 7 (b-c) agricultural grading that was permitted appeared to go beyond its permitted scope and some impacts to the Riparian area occurred by vehicles accessing the site across the drainage area. With the incorporation of MM BIO 1-5, impacts to the Riparian Area and Habitat will be reduced to less than significant. MM BIO-3, requires that EPD staff verifies that the construction of the 4 clear span bridges will be designed and constructed so as to ensure that impacts to the MSHCP Riparian/Riverine habitat within Long Valley Wash will be less than significant. Temporary impacts to the Riparian area may occur with the construction of the bridges; however, because the applicant will be required to obtain a 404 permit any impacts to this area will be restored. 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. Regardless, that habitat will be entirely avoided by the proposed project. Therefore, impacts will be less than significant with the incorporation of Mitigation Measures 1-5 and the adherence to Riverside County conditions of approval.

f) According to Section 404 of the Clean Water Act, wetlands are defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Although the riparian area may not have a prevalence of vegetation in that we are currently in a drought the area is delineated on the USGS topographical map as a blue line stream and needs to be 100% avoided as stated in MM BIO-1. Therefore, with mitigation less than significant impacts will occur in regards to this issue area.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM BIO-1: 100% of the Riparian area will be avoided by ultimate design of the project.

MM BIO-2: Prior to issuance of the grading permit, a CADFV 1600 and USACE 404 permit may be required and proof that consultation and approvals from those entities will need to be provided if construction activities may temporarily impact the drainage area.

MM BIO-3: 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.

MM BIO-4: 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.

MM BIO-5: 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."

MM BIO-6

Clearing and grubbing shall occur outside the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through the completion of a Nesting Bird Survey Report. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval prior to the issuance of grading permits if such grading is to occur during the bird breeding season.

Monitoring: Riverside County Department of Building and Safety and the Environmental Programs Department.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

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:

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

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. It is important to note that imagery from 1996 on Map My County, shows the entire 51.54 gross acres as being graded and used for row crops. The potential for artifacts to be encountered are minimal and likely any remaining resources less than significant so no mitigation is required. However, in the abundance of caution Advisory Notification Document (AND) Planning 9 will be required to ensure if any archaeological resources are encountered all work shall be halted or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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diverted until a qualified archaeologist can evaluate the nature and significance of the finds. 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, 2016, evaluated the significance of the archaeological resources that were collected at the site and based on subsurface testing, analysis of recovered artifacts, and other investigations 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 are unlikely to occur.
- 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"/>

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

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:

a) 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 groundwater was not observed during subsurface exploration, and local well data obtained from the California Department of Water Resources dating back to 1967 places current groundwater levels at approximately 167 feet below existing ground surface. A historic high groundwater level of 53 feet below ground surface was recorded in 2012. Groundwater is not anticipated to be encountered during grading. The report states that proposed structures will be supported by compacted fill over competent Pauba Formation bedrock, with groundwater at a depth of over 50 feet. Therefore, with the recommended compacted fill, relatively deep groundwater level, and the dense nature of the deeper onsite earth materials, the potential for earthquake induced liquefaction or lateral spreading beneath the proposed structures is considered very low. Additionally, with incorporation of conditions of approval and compliance with the CBC, the potential for earthquake induced liquefaction impacts are considered less than significant.

Mitigation: No Mitigation Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

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?

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

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

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?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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

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

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

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

19. Wind Erosion and Blowsand from project either on or off site.

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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GREENHOUSE GAS EMISSIONS Would the project DB

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, "Benton Road Residential Greenhouse Gas Analysis", dated 11/2/16, prepared by Urban Crossroads

Findings of Fact:

a-b) Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recommended by the AB 32 Scoping Plan, in order to ensure the County meets their required State goals pursuant to AB 32.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO₂ equivalent (CO₂E) that is determined to be less than significant for small projects.

No project specific greenhouse gas analysis was performed for this project. However, similar to air quality, other studies have been performed in the area that could be utilized as a reference to compare the project to. The same 34-unit project that was used in the air quality analysis will be used for greenhouse gas reference. In this reference project, using all of the emissions quantified, the total Greenhouse Gas emissions generated from the representative project is approximately 616.12 Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the reference project are below the threshold of 3,000 MT CO₂e per year for residential projects established by the CAP.

Reference Project Operational Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Emissions amortized over 30 years	16.77	0.01	0.00	16.85
Area Sources	8.74	0.01	0.00	8.80
Energy Sources	114.18	0.01	0.00	114.82
Mobile Sources	444.46	0.01	0.00	444.75
Waste Sources	8.07	0.48	0.00	18.09
Water Usage	10.72	0.07	0.01	12.81
Total Project Emissions	616.12			
Riverside County CAP Threshold	3,000			
Exceeds Threshold	No			
Source: Urban Crossroads				

The project as proposed would be anticipated to have reduced emissions given the project represents 8 units (10 maximum units pursuant to the General Plan Amendment) compared to the 34 units analyzed in this reference greenhouse gas analysis. Therefore, the proposed project would also be anticipated to not exceed the 3,000 metric tons CO₂E/year threshold and the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts 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
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HAZARDS AND HAZARDOUS MATERIALS Would the project

21. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 that would create a high level of risk or hazards to the surrounding community. Impacts will be less than significant.

c) Because the proposed Project is located in a very high fire hazard area, the Project includes adequate access for emergency response vehicles and personnel. Neither project construction nor operation would be anticipated to significantly impair any evacuation or response plans. 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.

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

Monitoring: No Monitoring Required.

22. 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 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

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

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 DB

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

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. Ultimate development of the site will likely result in the construction of 8 single-family residences. To ensure that the natural drainage course is maintained, Advisory Notification Document (AND) 15 FLOOD 1 requires that the Long Valley Wash must be kept free of all fill, buildings, and obstructions to ensure that the natural drainage patterns of the areas are maintained to prevent flood damage to new building as well as flooding Los Nogales Road. Although Los Nogales Road is susceptible to flooding presently, without the project, but because the natural drainage will be maintained adjacent properties will not be further impacted by an increased drainage flow than what is currently existing.. If deemed necessary Advisory Notification Document 15. TRANS 2 states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by constructing drainage facilities, enlarging existing facilities, and/or by securing a drainage easement. Advisory Notification Document 15 TRANS 3 states that the land divider, if necessary will be responsible to accept and properly disposes of all off-site drainage flowing onto or through the site. With the incorporation of mitigation measure MM HYDRO WQ: 1 which requires that each lot is provided with a 10,000 gallon cisterns to capture rain water from flowing off site. In the event that the 10,000 gallon cisterns are not adequate in size to reduce the flow, larger cisterns may be required as stated in Advisory Notification Document 15 Flood 1. Therefore, with the incorporation of mitigation measures and standard conditions of approval, impacts in regards to this issue area 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 anticipated 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., AND 15. TRANS 2 and 3 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. The use of the site for residential purposes will not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a significant amount of stormwater runoff due to impervious surfaces, since the properties will be designed with cisterns to capture and retain any stormwater created onsite. Water that naturally flows to the wash will continue to do so in order to preserve any downstream functions. The project will not create any significant amount of polluted runoff, nor will it significantly contribute to downstream damage caused by excessive stormwater. Therefore, with mitigation and the incorporation of conditions of approval 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. Advisory Notification Document 15. 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 floodplain flows. In addition, lots 1, 2, 3 and 4 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, impacts will be less than significant.

g) The proposed Project includes the subdivision of a 51.54 gross acre lot into eight (8), single-family residential lots ranging in size from 6 gross acres to 8.5 gross acres. 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 Stormwater Pollution Prevention Plan (SWPPP) will be required as stated in Advisory Notification Document 15. BS. GRADE. 11. In addition, 10,000 gallon cisterns will be installed on-site for each lot as mitigation to ensure that control measures will be in place to minimize pollutants in urban runoff from impervious areas of the residences. The cisterns will also be used for irrigation of the vineyards to help reduce water use needs. 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. Therefore, less than significant impacts will occur with the incorporation of mitigation and adherence to the County of Riverside's condition of approvals.

h) Future development of this Project site will include as mitigation the installation of 10,000 gallon cisterns on each lot to capture rain water so as not to create a substantial increase in run off due to the development of eight (8) single family residents. The cisterns will be maintain by the property owner as stated in Advisory Notification Document 15. Planning-All. 3 to ensure that odors and vectors will not occur. Therefore, impacts will be less than significant in regards to this issue area.

Mitigation:

MM HYDRO WQ: 1 A 10,000 gallon cistern will be provided on each lot and installed in accordance with plans and specification accepted by Riverside County's Department of Transportation.

Monitoring: Riverside County Department of Transportation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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25. 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 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:

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

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

27. Planning				
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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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zone Change, the proposed Project will be consistent with the new zoning classification and its development standards. See b-c) below for information regarding compatibility. 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 1/2 acre lot minimum (R-A-2 1/2) 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. Furthermore, 50% of the project site will be maintained as active vineyards, helping to further support the compatibility of the proposed project to the overall developed area. 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 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 established 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?

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?

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

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.

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

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

NA A B C D

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

33. 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 checked="" type="checkbox"/>	<input 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:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means.

For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA, provided the characteristics of the roadway remained approximately the same. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise also dissipates as the distance from the noise generator increases. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation. For example, if a noise source generates a noise level of 70 dBA at 50 feet, it would be attenuated to 64 dBA at 100 feet and further attenuated to 58 dBA at 200 feet. Note however, for mobile sources (i.e. vehicles), the dissipation for doubling distances tends more towards the magnitude of 3 to 4.8 dBA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

LDN (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

Based on the more conservative study performed from the Federal Interagency Committee on Noise (FICON), typical ambient increases in traffic noise could be a potential impact depending on how high the levels already exist along the specific roadways. Since 5 dBA is considered a readily noticeable increase in noise, a potential impact could exist if the traffic increase resulted in a 5 dBA ambient increase for areas where the ambient noise is under 60 dBA CNEL. If the ambient is between 60 to 65 dBA CNEL, then a 3 dBA increase may create a significant impact. Lastly, if the ambient is above 65 dBA CNEL, then a 1.5 dBA increase may represent a significant impact. The project is estimated to generate a total of 76 average daily trips from 8 units (95 from 10 units as would be allowed by the General Plan Amendment) onto the surrounding roads, most directly to Los Nogales Road and Camino Del Vino. Although the project will be adding trips to other area roadways such as Camino del Vino, Anza Road, and Rancho California Road, these roads already handle a larger amount of daily trips and the portion of the project generated trips would represent a very small portion of the overall current trips and would not result in a more than doubling of trips or therefore an increase of more than 3 dBA in ambient noise levels. Therefore, the impacts to Los Nogales Road represents the worst case scenario for increases in ambient noise.

As noted previously, it would take a doubling of traffic from existing conditions to increase the ambient noise level greater than 3 dBA, which is the level where an increase in noise is a barely perceptible change in noise. There are currently approximately 8 residential units directly accessing Los Nogales Road to Anza Road to its current end before Camino Del Vino. This number of units would also be estimated at generating approximately 76 daily trips directly to Los Nogales Road. The project would then be doubling the existing number of trips, resulting in an increase in ambient noise of 3 dBA. However, this does not include approximately 18 units that may also indirectly utilize Los Nogales Road

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from side roads between Los Nogales Road and Via Anita such as Las Amantes Road, Calle Ranchito, and Calle Toledo/Meadow Ridge Road to access Anza Road via Los Nogales Road. If it is reasonably assumed that half of the trips from these side roads would utilize Los Nogales Road, this would increase the current anticipated level of trips on Los Nogales Road to approximately 161. Therefore, the project's generation of 76 average daily trips would result in a less than doubling of current trips on Los Nogales Road and a less than 3 dBA increase in the ambient noise level. Further, given the rural nature of Nogales Road, in no way would the existing ambient noise levels be higher than 60 dBA CNEL and the 76 daily trips, even during peak hours, would not represent a significant increase in ambient noise and would be significantly lower than any of the thresholds provided pursuant to the FICON report. Since the increase in ambient noise would be significantly below the typical accepted threshold of 3 dBA to be barely perceptible, the impact to ambient noise levels would be less than significant.

b) Operationally, the project will result in temporary noise sources typical of residential uses such as landscaping activities. These activities are common in the project area and do not represent a substantial increase in periodic noise in the project vicinity. Periodic operational noise increase will be less than significant.

The proposed project may create a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance No. 847 Section 2 indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Neither the County's General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase.

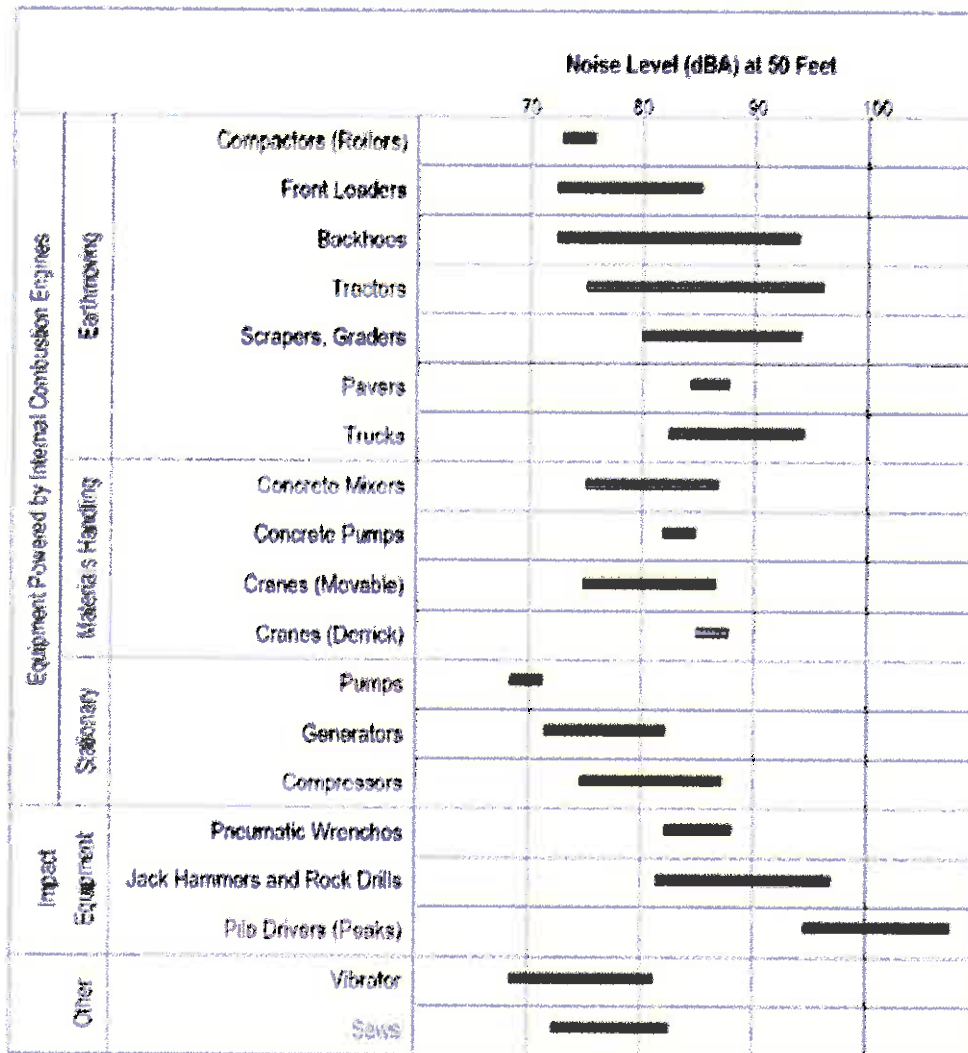
Therefore, to evaluate whether the Project will generate a substantial periodic increase in short-term noise levels at off-site sensitive receiver locations, a construction-related noise level threshold is adopted from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. The construction related noise level threshold starts at 85 dBA for more than eight hours per day, and for every 3 dBA increase, the exposure time is cut in half. This results in noise level thresholds of 88 dBA for more than four hours per day, 92 dBA for more than one hour per day, 96 dBA for more than 30 minutes per day, and up to 100 dBA for more than 15 minutes per day. For the purposes of this analysis, the lowest, more conservative construction noise level threshold of 85 dBA Leq is used as an acceptable threshold for construction noise at the nearby sensitive receiver locations. Since this construction-related noise level threshold represents the energy average of the noise source over a given time period, they are expressed as Leq noise levels. Therefore, the noise level threshold of 85 dBA Leq over a period of eight hours or more is used to evaluate the potential Project-related construction noise level impacts at the nearby sensitive receiver locations.

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in the following stages:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Site Preparation;
- Grading;
- Building Construction;
- Paving; and
- Architectural Coating.

The figure shown below shows the typical range of construction activity noise generation as a function of equipment used in various building phases. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 95 dB (A) at 50 feet from the source.



Source: EPA PB 900/11, Environmental Protection Agency, December 31, 1971, "Noise from Construction Equipment and Operations"

The closest residential building or sensitive receptor to the project boundary is approximately 350 feet. As noted previously, with every doubling of distance, noise is attenuated by approximately 6 dBA. And this 6 dBA is typical of a hard surface – in reality the attenuation is often greater as the noise travels over soft dirt, grass, bushes etc. Regardless, based on the more conservative 6 dBA value, noise levels

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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at 50 feet of 95 dBA would be anticipated to attenuate to approximately 80 dBA at 350 feet. Assuming as worst case that this level of noise occurs constantly throughout an 8-hour period, this would still not exceed the threshold of 85 dBA Leq as previously noted. This also assumes that the loudest construction equipment would be operating consistently at the closest location to the sensitive receptor, when in actuality the equipment moves about the site depending on construction needs. Therefore, temporary construction-related noise impacts will be less than significant with the implementation of existing regulations. Although not required to reduce impacts to a less than significant level, a mitigation measure is included as NOI-1 with a variety of measures that can be taken during grading and building construction to further ensure construction impacts will remain less than significant to surrounding sensitive receptors.

c) Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 dBA CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 dBA CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design. The existing immediate surrounding area is primarily rural residential and vacant areas with little regular vehicle trips. As shown in the figure below, even Quiet Urban Daytime is at approximately 50 dBA. Therefore, this existing noise environment is not likely to be near the 65 dBA CNEL threshold. As noted previously, the existing and proposed noise levels from traffic generated by the project is not anticipated to generate more than a 3 dBA increase in noise. Other operational noise is not anticipated to substantially increase noise in the surrounding area. Also as noted previously, temporary noise impacts from construction are exempt from noise standards provided it occurs within the limited hours. Therefore, the project is not anticipated to expose people to noise levels in excess of standards established in the local general plan and impacts would be less than significant.

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

COMMON OUTDOOR ACTIVITIES	COMMON INDOOR ACTIVITIES	A - WEIGHTED SOUND LEVEL dBA	SUBJECTIVE LOUDNESS	EFFECTS OF NOISE
THRESHOLD OF PAIN		140	INTOLERABLE ON HEARING	HEARING LOSS
NEAR JET ENGINE		130		
		120		
JET FLY OVER AT 300m (1000 ft)	ROCK BAND	110		
LOUD AUTO HORN		100	VERY NOISY	SPEECH INTO HEARING AID
GAS LAWN MOWER AT 1m (3 ft)		90		
DIESEL TRUCK AT 15m (50 ft), at 80 km/hr (50 mph)	FOOD BLENDER AT 1m (3 ft)	80	LOUD	SLEEP DISTURBANCE
NOISY URBAN AREA, DAYTIME	VACUUM CLEANER AT 3m (10 ft)	70		
HEAVY TRAFFIC AT 90m (300 ft)	NORMAL SPEECH AT 1m (3 ft)	60		
QUIET URBAN DAYTIME	LARGE BUSINESS OFFICE	50	MODERATE	SLEEP DISTURBANCE
QUIET URBAN NIGHTTIME	THEATER, LARGE CONFERENCE ROOM (BACKGROUND)	40		
QUIET SUBURBAN NIGHTTIME	LIBRARY	30	FAINT	NO EFFECT
QUIET RURAL NIGHTTIME	BEDROOM AT NIGHT, CONCERT HALL (BACKGROUND)	20		
	BROADCAST/RECORDING STUDIO	10		
LOWEST THRESHOLD OF HUMAN HEARING	LOWEST THRESHOLD OF HUMAN HEARING	0	VERY FAINT	

Source: Environmental Protection Agency Office of Noise Abatement and Control, Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (EPA/ONAC 550/9-74-004) March 1974.

d) Vibration is the movement of mass over time. It is described in terms of frequency and amplitude, and unlike sound there is no standard way of measuring and reporting amplitude. Groundborne vibration can be described in terms of displacement, velocity, or acceleration. Each of these measures can be further described in terms of frequency and amplitude. Displacement is the easiest descriptor to understand; it is simply the distance that a vibrating point moves from its static position. The velocity describes the instantaneous speed of the movement and acceleration is the instantaneous rate of change of the speed.

Although displacement is fundamentally easier to understand than velocity or acceleration, it is rarely used for describing groundborne vibration, for the following reasons: 1) human response to groundborne vibration correlates more accurately with velocity or acceleration; 2) the effect on buildings and sensitive equipment is more accurately described using velocity or acceleration; and, 3) most transducers used in the measurement of groundborne vibration actually measure either velocity or acceleration. For this study velocity is the fundamental measure used to evaluate the effects of groundborne vibration.

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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equipment are used where very old structures are present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project vicinity, and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

The most vibration-causing piece of equipment that will likely be used onsite as part of the proposed project is a vibratory roller. This machine can cause vibration levels of up to 0.021 PPV at 100 feet. The closest sensitive receptor is located an average of 350 feet from the nearest edge of the project site that would generate an average level of 0.007 PPV. Continuous vibration is perceptible at 0.01 PPV; therefore this level of vibration will not be readily perceptible to area residents. Furthermore, this level of vibration will not exceed the continuous threshold of 0.30 PPV that could damage older residential structures. Impacts will be less than significant.

Mitigation:

MM NOI-1: Prior to the issuance of grading and building permits, respectively, the following notes shall be added to grading and building plans to include the following:

“During grading and construction, the Building and Safety Department shall verify that the following measures are implemented to reduce construction noise and vibrations, emanating from the proposed Project:

During all Project site demolition, excavation and grading onsite, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

Equipment shall be shut off and not left to idle when not in use.

The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.

The contractor shall limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible.

All construction activities and haul truck deliveries shall adhere to County of Riverside Ordinance No. 847, which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays.”

Monitoring: Mitigation shall be monitored through the Building & Safety plan check process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) 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, MM PALEO-1 has been incorporated to require the applicant to 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, with the incorporation of MM PALEO-1 impacts related to the discovery of any Paleontological Resources on site will be less than significant.

Mitigation:

MM PALEO-1: The applicant shall prepare a Paleontological Resource Impact Mitigation Program (PRIMP), which shall be reviewed and approved by the County of Riverside Geologist prior to issuance of a grading permit.

Monitoring: Riverside County's Geologist prior to issuance of grading permit

POPULATION AND HOUSING Would the project

35. 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"/>
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:

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

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. There are six County Fire Stations located in Temecula. Fire Station #96 is the closest, located approximately 5 miles from the Project site at 37700 Glen Oaks Road in Temecula. Given the existing homes in the general area, coupled with the small size and use of the proposed project, less than significant impacts to emergency response times or overall impacts on County Fire Department

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Facilities would be anticipated to occur. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The Southwest Sheriff's Station located at 30755-A Auld Road in Murrieta serves the contract city of Temecula as well as other unincorporated communities. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The area is already required to be patrolled by County Sheriff and the inclusion of 8 single-family homes will not impact any response times nor significantly increase the pressure on existing sheriff facilities. Regardless, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Temecula Valley Unified School District and GIS database.

Findings of Fact:

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, which according to the state, acts as complete mitigation for any school impacts. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, which is not anticipated to significantly increase the needs of additional recreational space. 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. Furthermore, as discussed below, 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. 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. Payment of such fees will offset the incremental increase in recreational use. 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"/>
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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.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<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
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 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 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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

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

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.

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

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?

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

Communication with the County's Environmental Health Specialist Kristine Kim, stated that because the project site has suitable areas to support septic systems, surrounding properties already support existing septic systems, and the Project site has enough land to support septic the Department of Environmental Health is able to support the use applicant's proposed use of an on-site septic system. In addition, 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. Such restrictions and approvals will ensure that any septic systems will be designed appropriately in order to ensure not impacts occur, particularly as they relate to the wash. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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statues 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 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"/>
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Source:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 mitigation measures and standard conditions of approval all impacts are less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, as illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with mitigation and appropriate conditions of approval. Therefore, less than significant cumulative impacts are anticipated to occur.

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

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. With the incorporation of mitigation measures and 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: 3/12/2018 2:31 PM

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



03/12/18, 1:48 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. 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.

Planning-All. 3 0015 - Planning - Maintenance of Cisterns

Ultimate development of the site will required the installation of 10,000 gallon cisterns to be located on each lot. These cisterns will be maintained and cleaned on a regular basis by the property owner for control of odors and vectors.

(Note: the size of the cisterns may be required to be larger as determined by the submittal of the Final WQMP)

Planning-All. 4 0015 Planning - Mitigation Measures

Mitigation Measures from Environmental Assessment (EA) No. 42839 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EA No. 42839.

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1 (cont.)

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 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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP- AB 341 (cont.)

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
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. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.) Not Satisfied
reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."
- 050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.
- 050 - Planning. 4 0050-Planning-MAP - FEE BALANCE Not Satisfied
Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.
- 050 - Planning. 5 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.
- 050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied
After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.
- 050 - Planning. 7 0050-Planning-MAP- AG PRES CANCEL (1) Not Satisfied
Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. AG1056, located within Rancho California Agricultural Preserve No. 1, and Map No. 853b, and shall have adopted a resolution diminishing and cancellation of the subject property from said agricultural preserve. a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."
- 050 - Planning. 8 0050-Planning-MAP- ANNEX TO PARK DISTRICT Not Satisfied
The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 149.
- 050 - Planning. 9 0050-Planning-MAP- ECS AFFECTED LOTS Not Satisfied
In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:
"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s). ____] [This affects all [Parcels] [Lots]]"
- 050 - Planning. 10 0050-Planning-MAP- OFFER OF TRAILS Not Satisfied
An offer of dedication to the County of Riverside for a ten foot (10') wide trail easement along the southern portion of the realigned Los Nogales Road and along the western portion of Camino Del Vino and shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.
- 050 - Planning. 11 0050-Planning-MAP- QUIMBY FEES (1) Not Satisfied
The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. #149 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.
- 050 - Planning. 12 0050-Planning-MAP- REQUIRED APPLICATIONS Not Satisfied

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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 - DRNAGE 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

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS (cont.) 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 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.

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 6 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied
- 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 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)"

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11 0060-Planning-MAP- AG PRES CANCEL (2) (cont.) Not Satisfied

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

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,

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR (cont.) Not Satisfied
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.

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont.) Not Satisfied
other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 2 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 3 0080-Planning-MAP- ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot 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.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP- Walls/Fencing Plans (cont.) Not Satisfied

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 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

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90. Prior to Building Final Inspection

BS-Grade

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.

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

Plan: TR37254

Parcel: 927450002

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-MAP- SKR FEE CONDITION (cont.) Not Satisfied
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 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:

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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

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:

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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)

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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:

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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
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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:

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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 htthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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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

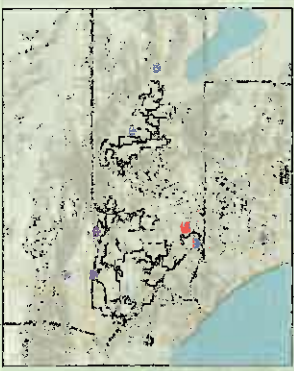
Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
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Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

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
 - hydrographylines
 - 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.



2,673 Feet

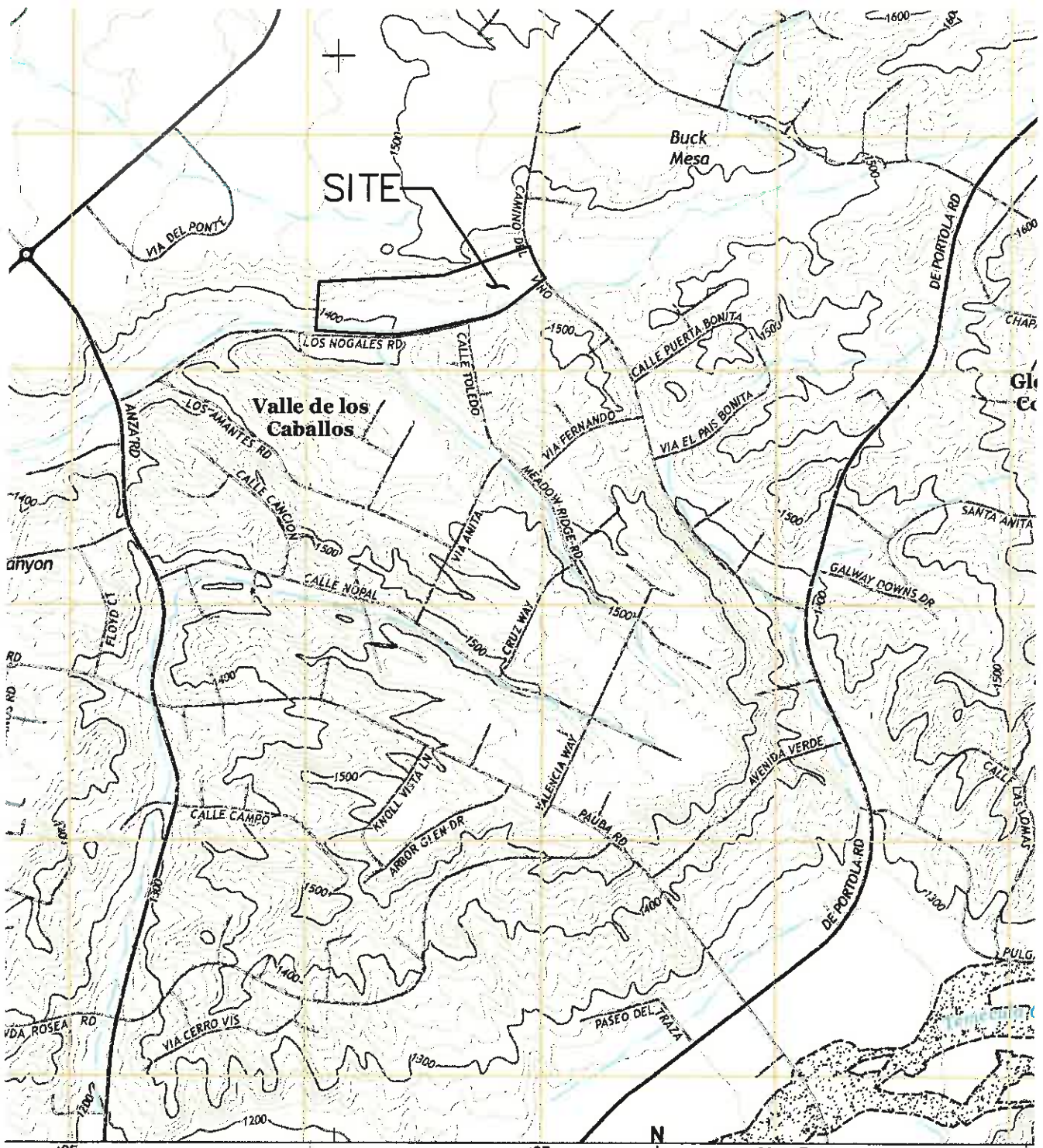
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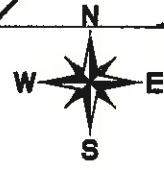
REPORT PRINTED ON... 2/22/2017 3:43:05 PM

© Riverside County RCIT GIS

TENTATIVE TRACT 37254 USGS MAP



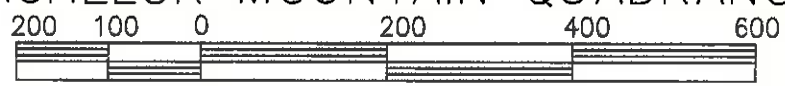
495 2'30" 497 498000mE



ROAD CLASSII

Expressway
Secondary Road

BACHELOR MOUNTAIN QUADRANGLE



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)

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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 Rodriguez, Chairperson
22000 Highway 76
Pauma Valley, CA 92061

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Rodriguez,

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

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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

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]).

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County Archaeologist

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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]).

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County Archaeologist

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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]).

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County Archaeologist

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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]).

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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]).

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Heather Thomson

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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]).

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Heather Thomson M.A, RPA
County Archaeologist

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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]).

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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

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]).

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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,

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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,

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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]).

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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)

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Heather Thomson

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County Archaeologist

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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]).

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County Archaeologist

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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]).

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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]).

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Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Morongongo 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]).

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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]).

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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)

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County Archaeologist

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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]).

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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]).

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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]).

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County Archaeologist

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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]).

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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

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

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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]).

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Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)

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Heather Thomson M.A, RPA
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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]).

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Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
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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)

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Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

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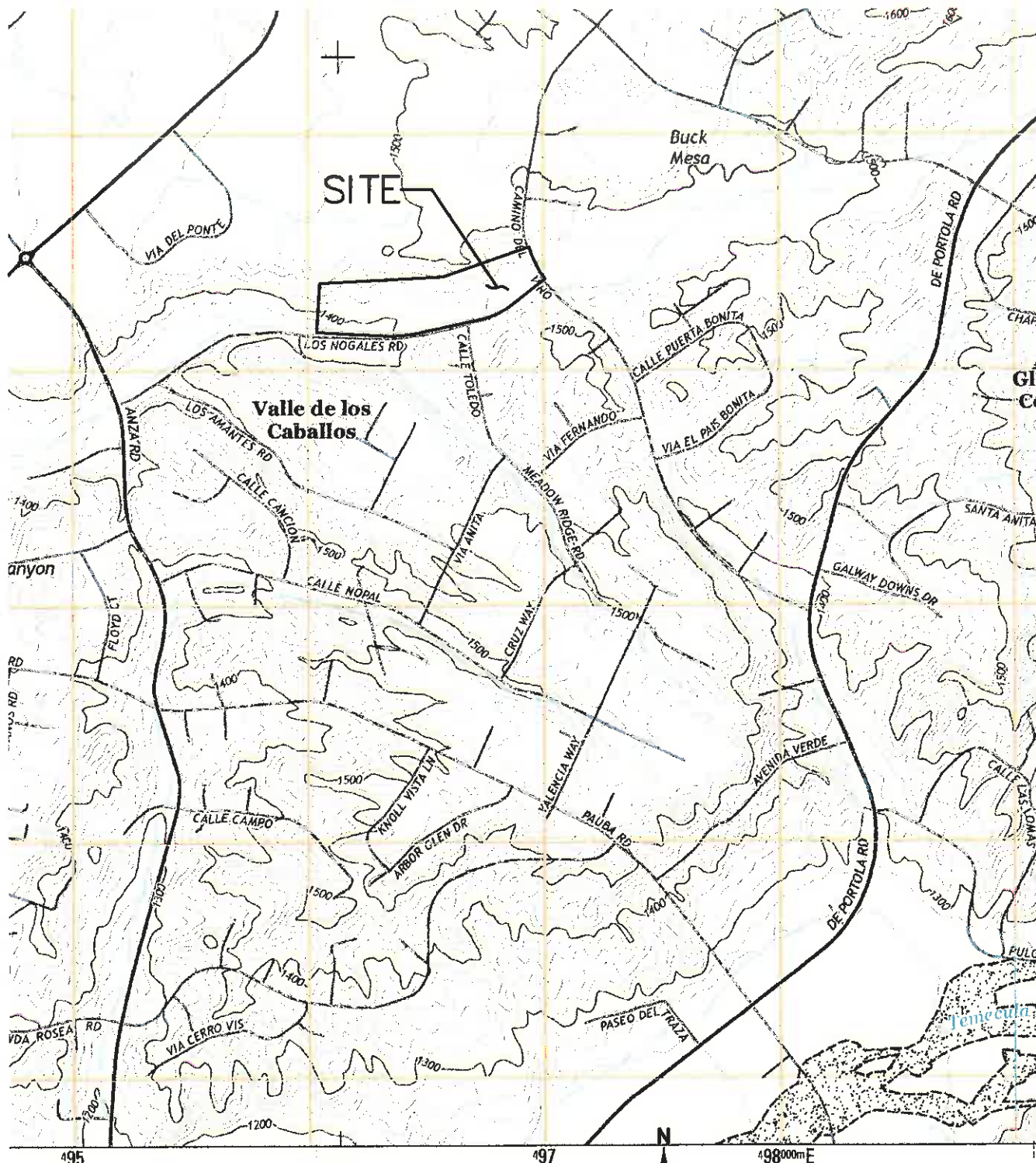


Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org

TENTATIVE TRACT 37254
USGS MAP



ROAD CLASSII

Expressway

Secondary Hwy

BACHELOR MOUNTAIN QUADRANGLE

200 100 0 200 400 600

SCALE 1" = 200'

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.

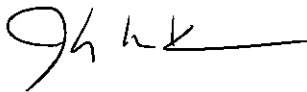
I live on Camino Del Vino road just north of the subject property. There are some weekends where it can take me 40 minutes just to make it from my house into the City of Temecula due to the traffic from some of the wineries.

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 "Johnny Hernandez", with a long horizontal stroke extending to the right.

Johnny Hernandez
39311 Camino Del Vino
Temecula, CA 92592

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: Koll 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 CV 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 1058 Temecula CA 92593 | www.KollCustomHomes.com | 951.225.1065 | 951.225.1064



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 927-460-003, 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

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Images of Subject Property APN:927450002

Current/Before



Proposed



Appendix

Comparison of Wine Country GPAs Since 2014

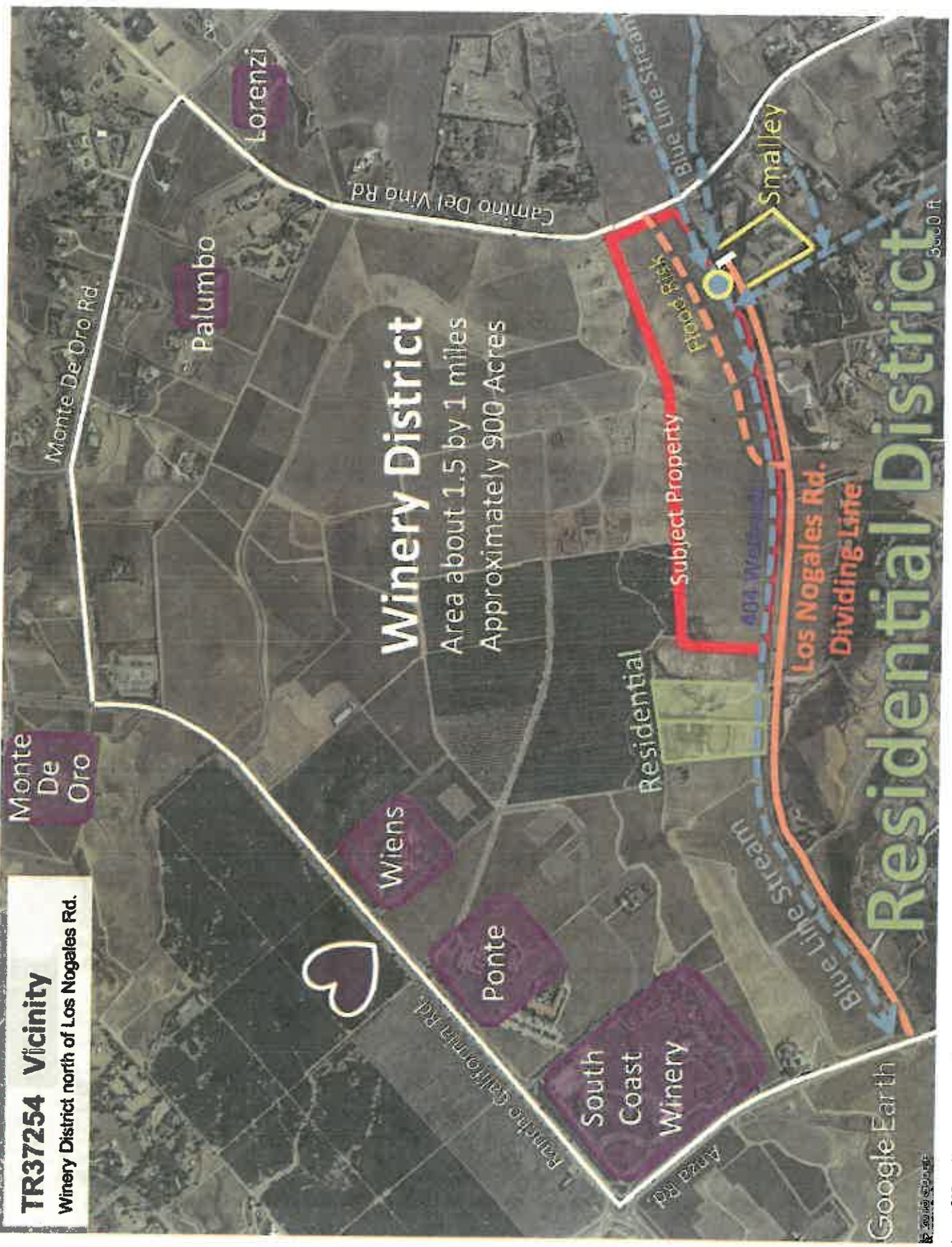
Since the Temecula Valley Wine Country Community Plan (TVWCCP) was adopted in March 2014, no GPAs have been approved changing a parcel's zoning to Wine Country-Residential District from Wine Country-Winery District.

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
<p>GPA 1157 Approved March 2016</p>	<p>Removed five parcels (Redhawk) from the Temecula Valley Wine Country Policy Area.</p> <p>Process began as GPA 960 in Feb. 2008.</p>	<p>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.</p> <p style="text-align: center;">Result</p> <p>Does not conflict with the Riverside County Vision Statement or create an internal inconsistency.</p> <p><i>Location:</i> these properties are on the most southern fringe of Wine Country about half mile south of Highway 79.</p>	<p>No changes in density; no negative impact on the TVWCCP goals or vision.</p> <p>Unknown economic impact to Owners.</p> <p>No increase in County services.</p>
<p>GPA 1176 Approved June 2017</p>	<p>Removed one parcel (St. Jeanne De Lestonnac, a Private Catholic school) from the Temecula Valley Wine Country Policy Area.</p>	<p>Subject property existed for 15 years prior to the Plan's adoption. Owner was not aware of the TVWCCP adoption in 2014.</p> <p style="text-align: center;">Result</p> <p>Does not conflict with the Riverside County Vision Statement or create an internal inconsistency.</p>	<p>No changes in density; no negative impact on the TVWCCP goals or vision.</p> <p>No economic impact to Owner.</p> <p>No increase in County services.</p>
<p>GPA 1202 <i>Applied</i> June 2016</p>	<p>Seeks an exception to redesignate one parcel (current zone C/V-10) to Wine Country-Residential District from the Wine Country-Winery District.</p>	<p style="text-align: center;">Applicant's Claim</p> <p>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.</p> <p style="text-align: center;">Opposition's Claim</p> <p>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</p>	<p>Doubles the density of the parcel's subdivision plan; inconsistent with TVWCCP goals and vision.</p> <p>Doubles the profits for the Owner if approved.</p> <p>An increase in County services.</p> <p>Would create internal inconsistency among the elements of the General Plan that is prohibited under Ordinance 348.</p> <p>Would do irreparable damage to the area.</p>

TR37254 Vicinity

Winery District north of Los Nogales Rd.



Bradford, Deborah

From: Bradford, Deborah
Sent: Thursday, February 15, 2018 3:58 PM
To: 'Larry Smalley'
Cc: Brady, Russell
Subject: RE: Comments Regarding EA 42839 and GPA 1202

Good Afternoon Larry,

Your comment letter summarized your opposition to the proposed project as three fold, I will respond to each of those as well as some of the additional issues you discussed.

1. Inconsistency with the General Plan and the Temecula Valley Wine Country Community Plan (TVWCCP) - Preservation of the Wine Country and its unique characteristics is the primary component of being able to recommend approval of the General Plan Amendment. To be able to approve the General Plan Amendment, certain justification is necessary for how this amendment complies with the findings of a foundation component amendment which are providing substantial evidence that new conditions or circumstances have occurred, the amendment would not result in a conflict with the Riverside County Vision and would not create an internal inconsistency with the General Plan.

The use of a certain baseline is not specified in Ordinance No. 348 Section 2.5.G for Regular Foundation General Plan Amendments. Therefore the findings do not require a circumstance to have occurred following a certain timeframe. Instead it is required "that new conditions or circumstances disclosed during the review process justify modifying the General Plan,".

Although the applicant may have initially proposed other findings as the "new conditions or circumstances", staff has proposed that the new circumstance would be the change in the road classification of Camino Del Vino from a General Plan Circulation Element Secondary Highway to a Collector Road. This change in classification occurred in 2014 when the TVWCCP was adopted. This change, from a Secondary Highway to a Collector Road would reduce the capacity of more intensive traffic that would occur due to commercial wineries or other more intense uses that are encouraged in the Winery District.

The Riverside County Vision which states that "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 protection of this special community by ensuring long term viability of the wine industry while protecting the community's equestrian rural lifestyle. Three districts were established for this policy area, each having specific policies that relate to each district. The winery district encourage new wineries and the expansion of existing wineries, the equestrian district encourages the protection and promotion of equestrian uses, and the residential district encourages estate lot residential development to complement and balance the tourist related activities. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land us conflicts in the future. The boundary change from the Winery District, whose primary purpose is for the promotion and the establishment of commercial activities to the Residential District, whose 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 and will be compatible with Riverside County's Vision as well as the vision of the Wine Country Community Plan.

Lastly, staff determined that that this amendment is internally consistent with applicable General Plan Elements as detailed in the staff report 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.

Staff has determined that the General Plan Amendment meets the required findings as detailed in the staff report and will continue to ensure the protection and preservation of the Wine Country.

The project as proposed is consistent with and does not undermine the intent, goals, and policies of the TVWCCP. Although the project represents a change in the district boundaries of the TVWCCP, it is a well reasoned change in the district boundaries. As noted above, the change to a Collector Road would reduce the capacity to handle more intensive traffic that would occur from potential commercial wineries or other more intense uses that are encouraged in the Winery District. While the property could stay in the Winery District and a Tentative Tract Map could be proposed (with less units) in the Winery District, it would still allow the potential to develop larger scale wineries that would not likely be adequately served by a Collector Road. Additionally, by allowing primarily residential uses with the proposed Residential District rather than winery or other more intense uses that may be allowed under the Winery District, this project would better preserve the residential nature of the existing surrounding area.

Even though Los Nogales Road is currently the boundary between the Winery and Residential Districts of the TVWCCP, as detailed above, there is reasoning why the properties served by Los Nogales Road makes more sense to be in the Residential District rather than the Winery District. A road does not need to be a boundary between different zoning classifications. The change to the subject property to the Residential District would still connect it to the larger Residential District and does not create an island of Residential District that is not consistent with the surrounding area.

To note regarding the ability to develop and operate helipads within the project area, helipads are not a permitted use in the proposed Wine Country – Residential District.

2. Protect the Environment - To ensure protection of the environment, discretionary projects are subject to the California Environmental Quality Act (CEQA) which through the preparation of an Initial Study/Environmental Assessment (EA) which determines whether the project may have a significant effect on the environment. If the initial study shows no substantial evidence that the project may have a significant impact through project design and implementation of standard regulations and conditions of approval, a Negative Declaration is prepared. If the initial study shows that the project may have a significant impact, even through project design features and implementation of standard regulations and conditions of approval, then further unique mitigation is included and then determined if impacts are reduced to a less than significant impact, and a Mitigated Negative Declaration is prepared. If the Initial Study shows that the project may have a significant effect, even through project design features, implementation of standard regulations and conditions of approval, and all feasible mitigation measures, then an Environmental Impact Report (EIR) is prepared.

Staff prepared an Initial Study for this project and found that impacts may occur to the environment however, with the incorporation of conditions of approval that implement existing regulations, these impacts would be considered less than significant.

The southern portion of the project site is located within a flood plain and blue line stream. The Tentative Tract Map has delineated the Flood Plain area as well as noted this as Riparian Area - No Disturbance. The Initial Study prepared for the project was based on the area being avoided to not impact the area through the construction of bridges that would span the delineated drainage area to not impact it. Regardless of the Initial Study addressing the potential for impacts to the drainage area, existing regulations from California Fish & Wildlife and Army Corps of Engineers are in place for the project to comply with if such temporary or permanent direct or indirect impacts occur to the drainage area. Conditions of approval were also applied to ensure that the blue line stream and riparian area would be 100% avoided or else such permitting through California Fish & Wildlife and Army Corps of Engineers will be required. As these are existing regulations, these are not considered mitigation pursuant to CEQA.

Based on grading that has recently occurred on the site through an agricultural grading permit, such direct or indirect impacts to the drainage area may have occurred. These concerns are why a stop work order was issued by the County to halt all grading activities on the site. Based on staff inspection, it appeared that the grading encompassed more than

what the agricultural permit allowed and a Stop Work Notice was issued. As a result, additional conditions of approval were added to ensure this area be protected and possibly be restored back to its original state. These conditions include that prior to the issuance of a grading permit a Determination of Biologically Equivalent or Superior Preservation (DBESP) 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 which may result in a significant delay in implementing the project. EPD has also conditioned that a CDFW 1600 and USACE 404 permit be required prior to issuance of grading permits. The Department of Flood Control also conditioned the project that the floodplain for Long Valley Wash must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patters of the area and to prevent flood damage of new buildings. Although these impacts may have already occurred, this can still be addressed through proper permitting if deemed necessary prior to grading permit issuance for development of the Tentative Tract Map.

The proposed plan does call out for the construction of 4 bridges that will cross the riparian area. An additional condition of approval prior to the issuance of building permits has been added by EPD that requires the building plans for the construction of the four bridges over Long Valley Wash to be reviewed and approved by EPD. Additionally construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings".

In regards to the protection of cultural and tribal resources, specifically the December 1846 Temecula Massacre, staff had not received any mention of this event and it's occurrence on the Project site from the notified tribes or any other source. Additionally, the County's Chief Engineering Geologist and the County's Archeologist have been in direct contact with The Temecula Band of Luiseno Mission Indians (Pechanga) who stated that the 1846 Temecula Massacre did not occur on the Project site based on their professional research and tribal information. Additionally, representatives from Pechanga will be contacting the organization that has depicted this massacre site erroneously on their Website to have it removed.

Since the project involves a General Plan Amendment, SB 18 Tribal Consultation was required. The Native American Heritage Commission (NAHC) provides a list to the County of the tribes whose historical extent includes the project site. Noticed tribes are given 90 days in which to request consultation regarding the proposed project. No consultation requests were received at the end of the 90 day noticing period. Additionally, AB 52 notices regarding this project were mailed to all requesting tribes. The Pala Band of Mission Indians requested consultation. Pala concluded their consultation and stated they had no concerns. Six other tribes that were noticed did not require consultation. However, during earth moving activities the project has been condition that a Native American Monitor be retained on site to ensure protection if any tribal resources are encountered.

3. Ensure ingress/egress to my parcel in the event of a major storm event - As you have stated, even without the proposed project your property has been impacted by major storms. With the incorporation of conditions of approval which require that the land divider protect downstream properties from damages caused by the alteration of drainage patterns, the construction of adequate drainage facilities, including enlarging existing facilities and /or by securing a drainage easement may be required. Drainage facilities are to be designed in accordance with the Riverside County Flood Control and Water District's conditions of approval and shall be designed to accommodate 100 year storm flows. Although these are not all the conditions of approval that relate to the controlling of drainage and storm flows; however, the project may possibly result in a reduction in flooding due to the incorporation of these conditions of approval. Also, to ensure safe ingress and egress to your parcel the realignment of Los Nogales Road which will be paved from the "Knuckle" to Camino Del Vino will provide you with safe ingress and egress during regular usage but also during times of emergencies.

Regarding the comment about the increase in traffic from the realignment and connection of Los Nogales to Camino Del Vino, this connection is anticipated in the General Plan and was analyzed with the General Plan and TVWCCP. The project is implementing what has already been analyzed and planned for in the General Plan and TVWCCP. Additionally, Los Nogales Road will remain a dirt road from Anza Road to the project's frontage, where the project is required to pave Los Nogales Road along its frontage to Camino Del Vino. While the dirt road would continue to adequately serve local

traffic existing in the area and from the proposed project, since it is unimproved it would not be a reasonable alternative to most traffic to use to avoid roads with heavier traffic.

4. A problematic precedent – Changes to Wine Country District boundaries are subject to the requirements of a Foundation General Plan Amendment. This includes such amendments only being accepted for application every 8 years, with the next window opening in 2024. Other property owners that may want a change similar to the one proposed would be subjected to the same process as this applicant. Additionally, although they may apply for a Foundation General Plan Amendment to change the district boundaries, specific findings will still have to be made as are being made for this proposed amendment, in particular what new circumstance or condition is identified to justify an amendment.

5. Doubling Housing Density - Presently the project site is located in the Winery District and Citrus/Vineyard Zoning which allows one dwelling unit per 10 acres. With the General Plan Amendment and Change of Zone the applicant would be allowed to have one dwelling unit per 5 acres. The proposal is for 8 dwelling units. If the property remained in the Winery District the applicant would be allowed up to 5 dwelling units. Regarding large 10,000 square foot estate houses you are saying the applicant is proposing, the County does not limit square footage of residences. Limitations occur through setbacks, height, parking requirements and other constraints such as septic and topography of the site. The construction of a helipad would not be permitted as previously noted. The applicant has not submitted any plans to the County regarding ultimate development of the site, but they would be subject to the same development standards as any other property under the same zoning.

While less units may be viable to develop on this project site, that is not a consideration in whether the designation should stay as Winery District. The necessary findings have been prepared to support the General Plan Amendment for consideration.

Best Regards,
Deborah

Deborah Bradford, Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951)955-6646
dbradfor@rivco.org

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

From: Larry Smalley [mailto:lsmalley4@gmail.com]
Sent: Tuesday, February 13, 2018 9:06 AM
To: Bradford, Deborah <DBradfor@RIVCO.ORG>
Cc: Brady, Russell <rbrady@RIVCO.ORG>; Ross, Larry <LROSS@RIVCO.ORG>; Balderrama, Olivia <OBalderrama@RIVCO.ORG>
Subject: Comments Regarding EA 42839 and GPA 1202
Importance: High

Hello Deborah,

Please confirm receipt of this email.

My name is Larry Smalley and I live at 35725 Los Nogales Rd. (APN 927460001). I live directly across the street from the Subject Property.

I oppose GPA 1202, EA42839, TR37254 and all related documents. Please refer to my Letter of Opposition attached to this email. The last page of my Letter is a map/graphic that highlights the issues and concerns shown below.

I ask that the Planning Commission and the Board of Supervisors reject fully (not modify) GPA 1202, TR37254, EA42839, the Negative Declaration, and all related cases and documents since this ill-conceived Plan is completely unnecessary and perilous for the environment, the County and our Community. The County has no compelling interest in granting this risky exception.

In summary (please see full Letter), I am opposed to this Plan for the following reasons:

- GPA 1202 is inconsistent with the goals and guidelines of the Temecula Valley Wine Country Community Plan and would do irreparable damage to the area.
- GPA 1202 and TR37254 would have significant negative effects on the environment since sensitive Wetlands and visitor traffic are not addressed.
- GPA 1202 would create a problematic precedent encouraging other owners to convert Wine Country properties to estate homes.

Personal Impact:

- GPA 1202 and TR37254 would create potentially unsafe road conditions for my parcel in the event of a major storm event that could limit access of emergency services.

Again, I ask that the Planning Commission and the Board of Supervisors reject fully GPA 1202 and all related cases and documents.

The Applicant has other viable development options. The Owner must be required to follow County, State and Federal laws and rules for developing the Subject Property. To date, he has graded and harmed the environment without permits and agreements.

Respectfully,

Larry Smalley
949-677-7154

Bradford, Deborah

From: Bradford, Deborah
Sent: Thursday, February 15, 2018 5:32 PM
To: 'Mimi Chang'
Cc: Brady, Russell
Subject: RE: Comments RE: GPA 1202, EA42839, TR37254

Good Evening,

Please see my comments below in blue. I hope you will attending the public hearing where you are encouraged to speak in favor of or in opposition of the proposed project

Best regards,
Deborah

Deborah Bradford, Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951)955-6646
dbradfor@rivco.org

From: Mimi Chang [mailto:mimi.chang@verizon.net]
Sent: Tuesday, February 13, 2018 11:27 AM
To: Bradford, Deborah <DBradfor@RIVCO.ORG>
Cc: Brady, Russell <rbrady@RIVCO.ORG>
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. Preservation of the Wine Country and its unique characteristics is the primary component of being able to recommend approval of the General Plan Amendment. To be able to approve the General Plan Amendment, certain justification is necessary for how this amendment complies with the findings of a foundation component amendment which are providing substantial evidence that new conditions or

circumstances have occurred, the amendment would not result in a conflict with the Riverside County Vision and would not create an internal inconsistency with the General Plan.

The use of a certain baseline is not specified in Ordinance No. 348 Section 2.5.G for Regular Foundation General Plan Amendments. Therefore the findings do not require a circumstance to have occurred following a certain timeframe. Instead it is required “that new conditions or circumstances disclosed during the review process justify modifying the General Plan,”.

Although the applicant may have initially proposed other findings as the “new conditions or circumstances”, staff has proposed that the new circumstance would be the change in the road classification of Camino Del Vino from a General Plan Circulation Element Secondary Highway to a Collector Road. This change in classification occurred in 2014 when the TVWCCP was adopted. This change, from a Secondary Highway to a Collector Road would reduce the capacity of more intensive traffic that would occur due to commercial wineries or other more intense uses that are encouraged in the Winery District.

The Riverside County Vision which states that “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 protection of this special community by ensuring long term viability of the wine industry while protecting the community’s equestrian rural lifestyle. Three districts were established for this policy area, each having specific policies that relate to each district. The winery district encourage new wineries and the expansion of existing wineries, the equestrian district encourages the protection and promotion of equestrian uses, and the residential district encourages estate lot residential development to complement and balance the tourist related activities. 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, whose primary purpose is for the promotion and the establishment of commercial activities to the Residential District, whose 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 and will be compatible with Riverside County’s Vision as well as the vision of the Wine Country Community Plan.

Lastly, staff determined that that this amendment is internally consistent with applicable General Plan Elements as detailed in the staff report 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.

Staff has determined that the General Plan Amendment meets the required findings as detailed in the staff report and will continue to ensure the protection and preservation of the Wine Country.

The project as proposed is consistent with and does not undermine the intent, goals, and policies of the TVWCCP. Although the project represents a change in the district boundaries of the TVWCCP, it is a well reasoned change in the district boundaries. As noted above, the change to a Collector Road would reduce the capacity to handle more intensive traffic that would occur from potential commercial wineries or other more intense uses that are encouraged in the Winery District. While the property could stay in the Winery District and a Tentative Tract Map could be proposed (with less units) in the Winery District, it would still allow the potential to develop larger scale wineries that would not likely be adequately be served by a Collector Road. Additionally, by allowing primarily residential uses with the proposed Residential District rather than winery or other more intense uses that may be allowed under the Winery District, this project would better preserve the residential nature of the existing surrounding 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.



To ensure protection of the environment, discretionary projects are subject to the California Environmental Quality Act (CEQA) which through the preparation of an Initial Study/Environmental Assessment (EA) which determines whether the project may have a significant effect on the environment. If the initial study shows no substantial evidence that the project may have a significant impact through project design and implementation of standard regulations and conditions of approval, a Negative Declaration is prepared. If the initial study shows that the project may have a significant impact, even through project design features and implementation of standard regulations and conditions of approval, then further unique mitigation is included and then determined if impacts are reduced to a less than significant impact, and a Mitigated Negative Declaration is prepared. If the Initial Study shows that the project may have a significant effect, even through project design features, implementation of standard regulations and conditions of approval, and **all** feasible mitigation measures, then an Environmental Impact Report (EIR) is prepared.

Staff prepared an Initial Study for this project and found that impacts may occur to the environment however, with the incorporation of conditions of approval that implement existing regulations, these impacts would be considered less than significant.

The southern portion of the project site is located within a flood plain and blue line stream. The Tentative Tract Map has delineated the Flood Plain area as well as noted this as Riparian Area - No Disturbance. The Initial Study prepared for the project was based on the area being avoided to not impact the area through the construction of bridges that would span the delineated drainage area to not impact it. Regardless of the Initial Study addressing the potential for impacts to the drainage area, existing regulations from California Fish & Wildlife and Army Corps of Engineers are in place for the project to comply with if such temporary or permanent direct or indirect impacts occur to the drainage area. Conditions of approval were also applied to ensure that the blue line stream and riparian area would be 100% avoided or else such permitting through California Fish & Wildlife and Army Corps of Engineers will be **required**. As these are existing regulations, these are not considered mitigation pursuant to CEQA.

Based on grading that has recently occurred on the site through an agricultural grading permit, such direct or indirect impacts to the drainage area may have occurred. These concerns are why a stop work order was issued by the County to halt all grading activities on the site. Based on staff inspection, it appeared that the grading encompassed more than what the agricultural permit allowed and a Stop Work Notice was issued. As a result, additional conditions of approval were added to ensure this area be protected and possibly be restored back to its original state. These conditions include that prior to the issuance of a grading permit a Determination of Biologically Equivalent or Superior Preservation (DBESP) 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 which may result in a significant delay in implementing the project. EPD has also conditioned that a CDFW 1600 and USACE 404 permit be required prior to issuance of grading permits. The Department of Flood Control also conditioned the project that the floodplain for Long Valley Wash must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage of new buildings. Although these impacts may have already occurred, this can still be addressed through proper permitting if deemed necessary prior to grading permit issuance for development of the Tentative Tract Map.

The proposed plan does call out for the construction of 4 bridges that will cross the riparian area. An additional condition of approval prior to the issuance of building permits has been added by EPD that requires the building plans for the construction of the four bridges over Long Valley Wash to be reviewed and approved by EPD. Additionally construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings".

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.

With the incorporation of conditions of approval which require that the land divider to protect downstream properties from damages caused by the alteration of drainage patterns, the construction of adequate drainage facilities, including enlarging existing facilities and /or by securing a drainage easement may be required. Drainage facilities are to be designed in accordance with the Riverside County Flood Control and Water District's conditions of approval and shall be designed to accommodate 100 year storm flows. Although these are not all the conditions of approval that relate to the controlling of drainage and storm flows; however, the project may possibly result in a reduction in flooding due to the incorporation of these conditions of approval. Also, to ensure safe ingress and egress to your parcel the realignment of Los Nogales Road which will be paved from the "Knuckle" to Camino Del Vino will provide you with safe ingress and egress during regular usage but also during times of emergencies.

In addition the County's Senior Civil Engineer stated that the increase in tourist/visitor traffic would be minimal on Los Nogales Road. The road is currently not paved which discourages the use of the road by tourists/visitors. Additionally, the development proposal considers the subdivision of property into 8-lots. The threshold for a development to prepare a traffic study is 100 peak hourly trips. Using the Trip General Manual publication from the Institute of Transportation Engineers, the project is estimated to generate 8 peak hourly trips in the afternoon peak hour, therefore a traffic study was not required.

4. GPA 1202 would create a problematic precedent encouraging other owners to convert Wine Country properties to estate homes.

Changes to Wine Country District boundaries are subject to the requirements of a Foundation General Plan Amendment. This includes such amendments only being accepted for application every 8 years, with the next window opening in 2024. Other property owners that may want a change similar to the one proposed would be subjected to the same process as this applicant. Additionally, although they may apply for a Foundation General Plan Amendment to change the district boundaries, specific findings will still have to be made as are being made for this proposed amendment, in particular what new circumstance or condition is identified to justify an amendment. Regarding large estate homes, the County does not limit square footage of residences. Limitations occur through setbacks, height, parking requirements and other constraints such as septic and topography of the site. The construction of a helipad would not be permitted. The applicant has not submitted any plans to the County regarding ultimate development of the site, but they would be subject to the same development standards as any other property under the same zoning.

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:** Bradford, Deborah  
**Sent:** Thursday, February 15, 2018 6:11 PM  
**To:** 'Jeannie Lynch'  
**Cc:** Brady, Russell  
**Subject:** RE: Comments Regarding EA 42839 and GPA 1202 | OPPOSITION

Good Evening,

Please see my responses below in blue. I hope I have addressed your concerns please let me know if I over looked something and I will get back to you.

Thanks,  
Deborah

Deborah Bradford, Planner  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951)955-6646  
dbradfor@rivco.org

**From:** Jeannie Lynch [mailto:lynch.jeannie@gmail.com]  
**Sent:** Thursday, February 15, 2018 7:37 AM  
**To:** Bradford, Deborah <DBradfor@RIVCO.ORG>  
**Cc:** Brady, Russell <rbrady@RIVCO.ORG>  
**Subject:** Comments Regarding EA 42839 and GPA 1202 | OPPOSITION

My name is Jeannie Lynch. My husband Frederick Lynch and I live at 35510 Schuber Lane, Temecula, California, and our property is affected by the proposed **General Plan Amendment No. 1202/Change of Zone No. 7885/Tentative Tract Map No. 37254-Intent to Adopt a Negative Declaration-EA42839** as it relates to property north of Nogales Road, specifically APN 927-450-002 ("Subject Property").

The purpose of this letter is to set forth our **OPPOSITION** to the proposed amendment as contrary to the intent of **Ordinance 348, Article XIVd, Section 14.90**, the relevant portion of which states, in part (emphasis supplied):

**"The Wine Country Zones are established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan . . . The purpose of these zones is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian life-style, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area."**

## **OBJECTION TO REZONING:**

- **The Proposed Amendment is contrary to the Temecula Valley Wine Country Community Plan ("TVWCCP").**
  - The TVWCCP was adopted after ten years of careful consideration, research, studies and community outreach. Specific Zones were established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan.
  - The Subject Property is presently located in the Winery District, which requires a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after March 11, 2014, regardless of the underlying land use designation. *[County of Riverside General Plan, Southwest Area Plan, Temecula Wine Country Policy Area, ("WCPA") SWAP 1.5.]*
  - The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy. *[WCPA, SWAP1.9-1.16.]*
  - The Owner purchased the property in in November 2014 and, therefore, had presumed knowledge of the property's zoning designation.
  - The Residential District, of which the Subject Property is not a part, requires a residential density of five acre minimum.
  - The Owner of the Subject Property seeks a zoning change to Wine Country Residential which requires a density of five acres minimum in order to double the number of residential lots on the property. *[WCPA, SWAP 1.5.]*
  - The effect of rezoning will be increased urbanization within the policy area, contrary to the established Wine Country Zone intent. *[Ordinance 348, Article XIVd, Section 14.90.]*

Preservation of the Wine Country and its unique characteristics is the primary component of being able to recommend approval of the General Plan Amendment. To be able to approve the General Plan Amendment, certain justification is necessary for how this amendment complies with the findings of a foundation component amendment which are providing substantial evidence that new conditions or circumstances have occurred, the amendment would not result in a conflict with the Riverside County Vision and would not create an internal inconsistency with the General Plan.

The use of a certain baseline is not specified in Ordinance No. 348 Section 2.5.G for Regular Foundation General Plan Amendments. Therefore the findings do not require a circumstance to have occurred following a certain timeframe. Instead it is required "that new conditions or circumstances disclosed during the review process justify modifying the General Plan,".

Although the applicant may have initially proposed other findings as the "new conditions or circumstances", staff has proposed that the new circumstance would be the change in the road classification of Camino Del Vino from a General Plan Circulation Element Secondary Highway to a Collector Road. This change in classification occurred in 2014 when the TVWCCP was adopted. This change, from a Secondary Highway to a Collector Road would reduce the capacity of more intensive traffic that would occur due to commercial wineries or other more intense uses that are encouraged in the Winery District.

The Riverside County Vision which states that "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 protection of this special community by ensuring long term viability of the wine industry while protecting the community's equestrian rural lifestyle. Three districts were established for this policy area, each having specific policies that relate to each district. The winery district encourage new wineries and the expansion of existing wineries, the equestrian district encourages the protection and promotion of equestrian uses, and the residential district encourages estate lot residential development to complement and balance the tourist related activities. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land us conflicts in the future. The boundary change from the Winery District, whose primary purpose is for the promotion

and the establishment of commercial activities to the Residential District, whose 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 and will be compatible with Riverside County's Vision as well as the vision of the Wine Country Community Plan.

Lastly, staff determined that that this amendment is internally consistent with applicable General Plan Elements as detailed in the staff report 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.

Staff has determined that the General Plan Amendment meets the required findings as detailed in the staff report and will continue to ensure the protection and preservation of the Wine Country.

The project as proposed is consistent with and does not undermine the intent, goals, and policies of the TVWCCP. Although the project represents a change in the district boundaries of the TVWCCP, it is a well reasoned change in the district boundaries. As noted above, the change to a Collector Road would reduce the capacity to handle more intensive traffic that would occur from potential commercial wineries or other more intense uses that are encouraged in the Winery District. While the property could stay in the Winery District and a Tentative Tract Map could be proposed (with less units) in the Winery District, it would still allow the potential to develop larger scale wineries that would not likely be adequately be served by a Collector Road. Additionally, by allowing primarily residential uses with the proposed Residential District rather than winery or other more intense uses that may be allowed under the Winery District, this project would better preserve the residential nature of the existing surrounding area.

- **No New Conditions or Circumstances Exist Justifying the Rezoning of the Subject Property:**
  - **Owner's Burden.** In seeking the Amendment, the Owner's burden is to prove, based on substantial evidence, that new conditions or circumstances exist to 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. *[Ordinance No. 348, Section 2.5 General Plan, Foundation Component Amendments-Regular, G. Findings.]*
  - **The Owner has not and cannot meet his burden of proving new conditions or circumstances justifying rezoning:**
    - Conditions or Circumstances Existing since March 2014 TVWCCP adoption and November 2014 purchase of property (not new):
      - The surrounding properties are primarily vineyard or winery related, supporting the County's inclusion of the Subject Property in the Winery District Zone (Citrus/Vineyard Policy Area).
      - The surrounding properties, including the residential lots south of the Subject Property, were considered when mapping the Zones and Nogales Road was established as the dividing line between the Winery District and the Residential District.
      - The Subject Property is presently located in the Winery District, which requires a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after March 11, 2014, regardless of the underlying land use designation. *[County of Riverside General Plan, Southwest Area Plan, Temecula Wine Country Policy Area, ("WCPA") SWAP 1.5.]*
      - The owner purchased the property subject to its zoning designation in November 2014.
      - The fact that there are smaller residential lots surrounding the Subject Property does nothing to support a request to rezone the Subject Property from Winery District to Residential District. Much to the contrary, in fact, as those parcels were

existing and considered in the development of the current zoning laws adopted with the specific intent to prevent the very increased urbanization for which the Subject Property Owner and its developer seek a variance. It is inconceivable that such a request would be given serious consideration much less approval.

- **Irrelevant New Condition or Circumstance – Blossom Winery Exception [TR31444M2] – Not Substantial Justification for Amending Zoning of Subject Property:**
  - The Blossom Winery property located in the Winery District was granted an exception to allow 24 5-acre lots over 220.9 total acres with building envelopes representing approximately 15% of total acreage.
  - The request was approved because it was commenced in 2006, prior to the 2014 enactment of the TVWCCP, and, therefore, it was determined that the zoning requirements of the TVWCCP did not apply.
  - The Blossom Winery exception is not a relevant new condition or circumstance that can in any way be deemed as supporting or justifying a rezoning of the Subject Property from Winery District to Residential District.

As discussed above, the applicant may have initially proposed other findings as the “new conditions or circumstances”, staff has proposed that the new circumstance would be the change in the road classification of Camino Del Vino from a General Plan Circulation Element Secondary Highway to a Collector Road. This change in classification occurred in 2014 when the TVWCCP was adopted. This change, from a Secondary Highway to a Collector Road would reduce the capacity of more intensive traffic that would occur due to commercial wineries or other more intense uses that are encouraged in the Winery District.

- **Dangerous Precedent Tantamount to the Granting of Special Privileges.**
  - Approving the rezoning of the Subject Property without substantial evidence of new conditions and circumstances justifying rezoning would set a dangerous precedent inviting other developers to make similarly unjustified and meritless applications for amendments to the zoning laws adopted to protect the Temecula Wine Country.
  - We submit that any rezoning of the property is tantamount to the granting of special privileges specifically prohibited by *Ordinance 348, Section 18.27. Variances. D. Conditions* provides that, "Any variance granted shall be subject to such conditions as are necessary so that the adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, and which are necessary to protect the health, safety and general welfare of the community."

The applicant is requesting a Change of Zone which is subject to the findings as stated in Section 20.2 of Ordinance No. 348 which are discussed in the Staff Report. The staff report and EA can be found on the County's website <http://planning.rctlma.org/PublicHearings/PlanningCommission/2018PCMeetingsandAgendas.aspx> The agenda item for this project is 4.1 and is listed under the February 21 Agenda heading.

In regards to creating a precedent, Changes to Wine Country District boundaries are subject to the requirements of a Foundation General Plan Amendment. This includes such amendments only being accepted for application every 8 years, with the next window opening in 2024. Other property owners that may want a change similar to the one proposed would be subjected to the same process as this applicant. Additionally, although they may apply for a Foundation General Plan Amendment to change the district boundaries, specific findings will still have to be made as are being made for this proposed amendment, in particular what new circumstance or condition is identified to justify an amendment. A request for a Change of Zone can occur at any time.

## **GENERAL OBJECTIONS TO DEVELOPMENT OF THE SUBJECT PROPERTY:**

- **Owner/Developer Disregard for Laws and Rules.** The Owner and its developer have failed to follow local rules and codes, for example, commencing to grade the property without permit. A stop work order has been issued yet there still appears to be activity at the property. Additionally, the developer has failed to contact federal authorities in the development of federally protected wetlands. We fear we can only expect more of the same as the project progresses. The Big Developer should be held to the same standard as the average homeowner, such as ourselves, who have to jump through hoop after hoop after hoop to satisfy multiple county agencies with any small improvement.
  
- **Negative Environmental Impact – Wetlands:**
  - Nogales Road borders a Blue Line Stream, federally protected and regulated under Section 404 of the Clean Water Act.
  - No conditions are included in the plan to protect the creek, the surrounding wetlands or the ecosystem.
  - No detailed erosion plans were included to protect and prevent detriment impact within the flood zone created by development.
  - The Riverside Flood Control identifies a Blue Line Stream as "generally subject to federal environmental regulations." <http://www.floodcontrol.co.riverside.ca.us/GlossaryTerms.aspx>
  - The Owner did not consult with the Army Corps of Engineers, the EPA, or the Department of Fish & Game in its development plan.
  - Reports of potential violations have been filed with both the Army Corps of Engineers and California Fish & Wildlife active investigations are under way.
  - A full environmental impact study is essential to any planned development of the Subject Property.

To ensure protection of the environment, discretionary projects are subject to the California Environmental Quality Act (CEQA) which through the preparation of an Initial Study/Environmental Assessment (EA) which determines whether the project may have a significant effect on the environment. If the initial study shows no substantial evidence that the project may have a significant impact through project design and implementation of standard regulations and conditions of approval, a Negative Declaration is prepared. If the initial study shows that the project may have a significant impact, even through project design features and implementation of standard regulations and conditions of approval, then further unique mitigation is included and then determined if impacts are reduced to a less than significant impact, and a Mitigated Negative Declaration is prepared. If the Initial Study shows that the project may have a significant effect, even through project design features, implementation of standard regulations and conditions of approval, and all feasible mitigation measures, then an Environmental Impact Report (EIR) is prepared.

Staff prepared an Initial Study for this project and found that impacts may occur to the environment however, with the incorporation of conditions of approval that implement existing regulations, these impacts would be considered less than significant.

The southern portion of the project site is located within a flood plain and blue line stream. The Tentative Tract Map has delineated the Flood Plain area as well as noted this as Riparian Area - No Disturbance. The Initial Study prepared for the project was based on the area being avoided to not impact the area through the construction of bridges that would span the delineated drainage area to not impact it. Regardless of the Initial Study addressing the potential for impacts to the drainage area, existing regulations from California Fish & Wildlife and Army Corps of Engineers are in place for the project to comply with if such temporary or permanent direct or indirect impacts occur to the drainage area. Conditions of approval were also applied to ensure that the blue line stream and riparian area would be 100%



avoided or else such permitting through California Fish & Wildlife and Army Corps of Engineers will be required. As these are existing regulations, these are not considered mitigation pursuant to CEQA.

Based on grading that has recently occurred on the site through an agricultural grading permit, such direct or indirect impacts to the drainage area may have occurred. These concerns are why a stop work order was issued by the County to halt all grading activities on the site. Based on staff inspection, it appeared that the grading encompassed more than what the agricultural permit allowed and a Stop Work Notice was issued. As a result, additional conditions of approval were added to ensure this area be protected and possibly be restored back to its original state. These conditions include that prior to the issuance of a grading permit a Determination of Biologically Equivalent or Superior Preservation (DBESP) 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 which may result in a significant delay in implementing the project. EPD has also conditioned that a CDFW 1600 and USACE 404 permit be required prior to issuance of grading permits. The Department of Flood Control also conditioned the project that the floodplain for Long Valley Wash must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage of new buildings. Although these impacts may have already occurred, this can still be addressed through proper permitting if deemed necessary prior to grading permit issuance for development of the Tentative Tract Map.

The proposed plan does call out for the construction of 4 bridges that will cross the riparian area. An additional condition of approval prior to the issuance of building permits has been added by EPD that requires the building plans for the construction of the four bridges over Long Valley Wash to be reviewed and approved by EPD. Additionally construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings".

- **No Provision for Surrounding Road Infrastructure.** Any new residential development will increase travel on roads fronting affected properties. Toledo Road, off of which cul de sac extends, is a dirt road and not maintained by the County. It is a very narrow road, not passable by two vehicles in some spots with two very blind hills. A full transportation study is essential to any planned development of the Subject Property.

The County's Transportation Senior Civil Engineer stated that the increase in tourist/visitor traffic would be minimal on Los Nogales Road. The road is currently not paved which discourages the use of the road by tourists/visitors. Additionally, the development proposal considers the subdivision of property into 8-lots. The threshold for a development to prepare a traffic study is 100 peak hourly trips. Using the Trip General Manual publication from the Institute of Transportation Engineers, the project is estimated to generate 8 peak hourly trips in the afternoon peak hour, therefore a traffic study was not required.

- **No Provision for Historic Site.** The Eastern third of the Subject Property is the site of the December 1846 Temecula Massacre, at which it is estimated more than one hundred Temecula Indians were killed. A set aside area is essential to any planned development of the property out of respect for the fallen.

In regards to the protection of cultural and tribal resources, specifically the December 1846 Temecula Massacre, staff had not received any mention of this event and its occurrence on the Project site from the notified tribes or any other source. Additionally, the County's Chief Engineering Geologist and the County's Archeologist have been in direct contact with The Temecula Band of Luiseno Mission Indians (Pechanga) who stated that the 1846 Temecula Massacre did not occur on the Project site based on their professional research and tribal information. Additionally, representatives from Pechanga will be contacting the organization that has depicted this massacre site erroneously on their Website to have it removed.

Since the project involves a General Plan Amendment, SB 18 Tribal Consultation was required. The Native American Heritage Commission (NAHC) provides a list to the County of the tribes whose historical extent includes the project site. Noticed tribes are given 90 days in which to request consultation regarding the proposed project.

No consultation requests were received at the end of the 90 day noticing period. Additionally, AB 52 notices regarding this project were mailed to all requesting tribes. The Pala Band of Mission Indians requested consultation. Pala concluded their consultation and stated they had no concerns. Six other tribes that were noticed did not require consultation. However, during earth moving activities the project has been condition that a Native American Monitor be retained on site to ensure protection if any tribal resources are encountered.

**CONCLUSION:**

In order for the rezoning Amendment to be approved, the Planning Commission **must be able to make findings, based on substantial evidence, that new conditions or circumstances were disclosed during the review process that justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they do not create an internal inconsistency among the elements of the General Plan.**

We respectfully submit that no such evidence exists and, therefore, that no such findings can be made. To do so would be the same as the granting of special privileges prohibited by Ordinance 348 and in direct contravention if the intent of the TVWCCP, to **protect the Wine Country area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area.**

It is our request that the request for rezoning of the Subject Property from Winery District to Residential District be denied and that any other planned development of the Subject Property be conditioned upon the zoning requirements of the Winery District, adherence to full Environmental and Transportation studies and requirements and community input.

Respectfully,

Jeannie & Frederick Lynch  
35510 Schuber Lane  
Temecula CA 92592

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**Jeannie A. Lynch**  
951-699-4917 Tel  
760-219-0680 Cell  
888-529-0533 Fax  
[lynch.jeannie@gmail.com](mailto:lynch.jeannie@gmail.com)

## Bradford, Deborah

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**From:** Bradford, Deborah  
**Sent:** Thursday, February 15, 2018 5:45 PM  
**To:** 'Kami Keshmiri'  
**Cc:** Brady, Russell  
**Subject:** RE: TR 37254 GPA 1202 and CZ 7885

Good Evening Kami,  
I will address your comments below in blue.

Best regards,  
Deborah

Deborah Bradford, Planner  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951)955-6646  
[dbradfor@rivco.org](mailto:dbradfor@rivco.org)

**From:** Kami Keshmiri [mailto:[transirvine@yahoo.com](mailto:transirvine@yahoo.com)]  
**Sent:** Tuesday, February 13, 2018 2:18 PM  
**To:** Bradford, Deborah <[DBradfor@RIVCO.ORG](mailto:DBradfor@RIVCO.ORG)>; Brady, Russell <[rbrady@RIVCO.ORG](mailto:rbrady@RIVCO.ORG)>; [dbradford@rivco.org](mailto:dbradford@rivco.org)  
**Subject:**

**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.

Staff prepared an Initial Study for this project and found that impacts may occur to the environment however, with the incorporation of conditions of approval that implement existing regulations, these impacts would be considered less than significant.

The southern portion of the project site is located within a flood plain and blue line stream. The Tentative Tract Map has delineated the Flood Plain area as well as noted this as Riparian Area - No Disturbance. The Initial Study prepared for the project was based on the area being avoided to not impact the area through the construction of bridges that would span the delineated drainage area to not impact

it. Regardless of the Initial Study addressing the potential for impacts to the drainage area, existing regulations from California Fish & Wildlife and Army Corps of Engineers are in place for the project to comply with if such temporary or permanent direct or indirect impacts occur to the drainage area. Conditions of approval were also applied to ensure that the blue line stream and riparian area would be 100% avoided or else such permitting through California Fish & Wildlife and Army Corps of Engineers will be required. As these are existing regulations, these are not considered mitigation pursuant to CEQA.

Based on grading that has recently occurred on the site through an agricultural grading permit, such direct or indirect impacts to the drainage area may have occurred. These concerns are why a stop work order was issued by the County to halt all grading activities on the site. Based on staff inspection, it appeared that the grading encompassed more than what the agricultural permit allowed and a Stop Work Notice was issued. As a result, additional conditions of approval were added to ensure this area be protected and possibly be restored back to its original state. These conditions include that prior to the issuance of a grading permit a Determination of Biologically Equivalent or Superior Preservation (DBESP) 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 which may result in a significant delay in implementing the project. EPD has also conditioned that a CDFW 1600 and USACE 404 permit be required prior to issuance of grading permits. The Department of Flood Control also conditioned the project that the floodplain for Long Valley Wash must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage of new buildings. Although these impacts may have already occurred, this can still be addressed through proper permitting if deemed necessary prior to grading permit issuance for development of the Tentative Tract Map.

The proposed plan does call out for the construction of 4 bridges that will cross the riparian area. An additional condition of approval prior to the issuance of building permits has been added by EPD that requires the building plans for the construction of the four bridges over Long Valley Wash to be reviewed and approved by EPD. Additionally construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings".

1. **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!**

The County's Transportation Senior Civil Engineer stated that the increase in tourist/visitor traffic would be minimal on Los Nogales Road. The road is currently not paved which discourages the use of the road by tourists/visitors. Additionally, the development proposal considers the subdivision of property into 8-lots. The threshold for a development to prepare a traffic study is 100 peak hourly trips. Using the Trip General Manual publication from the Institute of Transportation Engineers, the project is estimated to generate 8 peak hourly trips in the afternoon peak hour, therefore a traffic study was not required

2. **Failed to address culturally sensitive Native American land.**

In regards to the protection of cultural and tribal resources, specifically the December 1846 Temecula Massacre, staff had not received any mention of this event and it's occurrence on the Project site from the notified tribes or any other source. Additionally, the County's Chief Engineering Geologist and the County's Archeologist have been in direct contact with The Temecula Band of Luiseno Mission Indians

(Pechanga) who stated that the 1846 Temecula Massacre did not occur on the Project site based on their professional research and tribal information. Additionally, representatives from Pechanga will be contacting the organization that has depicted this massacre site erroneously on their Website to have it removed.

Since the project involves a General Plan Amendment, SB 18 Tribal Consultation was required. The Native American Heritage Commission (NAHC) provides a list to the County of the tribes whose historical extent includes the project site. Noticed tribes are given 90 days in which to request consultation regarding the proposed project. No consultation requests were received at the end of the 90 day noticing period. Additionally, AB 52 notices regarding this project were mailed to all requesting tribes. The Pala Band of Mission Indians requested consultation. Pala concluded their consultation and stated they had no concerns. Six other tribes that were noticed did not require consultation. However, during earth moving activities the project has been condition that a Native American Monitor be retained on site to ensure protection if any tribal resources are encountered.

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**

## Bradford, Deborah

---

**From:** Bradford, Deborah  
**Sent:** Thursday, February 15, 2018 5:14 PM  
**To:** 'Debi'  
**Cc:** Brady, Russell  
**Subject:** RE: Los Nogales Rd Development - TR37254, GPA1202, EA42839, APN927450002

Please see my comments below in blue.

Thanks,  
Deborah

Deborah Bradford, Planner  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951)955-6646  
dbradfor@rivco.org

**From:** Debi [mailto:mrsmac9000@aol.com]  
**Sent:** Friday, February 09, 2018 2:55 PM  
**To:** Bradford, Deborah <DBradfor@RIVCO.ORG>; Brady, Russell <rbrady@RIVCO.ORG>; Ross, Larry <LROSS@RIVCO.ORG>  
**Cc:** Comerchero, Jeff <JComerchero@RIVCO.ORG>  
**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.

To ensure protection of the environment, discretionary projects are subject to the California Environmental Quality Act (CEQA) which through the preparation of an Initial Study/Environmental Assessment (EA) which determines whether the project may have a significant effect on the environment. If the initial study shows no substantial evidence that the project may have a significant impact through project design and implementation of standard regulations and

conditions of approval, a Negative Declaration is prepared. If the initial study shows that the project may have a significant impact, even through project design features and implementation of standard regulations and conditions of approval, then further unique mitigation is included and then determined if impacts are reduced to a less than significant impact, and a Mitigated Negative Declaration is prepared. If the Initial Study shows that the project may have a significant effect, even through project design features, implementation of standard regulations and conditions of approval, and all feasible mitigation measures, then an Environmental Impact Report (EIR) is prepared.

Staff prepared an Initial Study for this project and found that impacts may occur to the environment however, with the incorporation of conditions of approval that implement existing regulations, these impacts would be considered less than significant.

The southern portion of the project site is located within a flood plain and blue line stream. The Tentative Tract Map has delineated the Flood Plain area as well as noted this as Riparian Area - No Disturbance. The Initial Study prepared for the project was based on the area being avoided to not impact the area through the construction of bridges that would span the delineated drainage area to not impact it. Regardless of the Initial Study addressing the potential for impacts to the drainage area, existing regulations from California Fish & Wildlife and Army Corps of Engineers are in place for the project to comply with if such temporary or permanent direct or indirect impacts occur to the drainage area. Conditions of approval were also applied to ensure that the blue line stream and riparian area would be 100% avoided or else such permitting through California Fish & Wildlife and Army Corps of Engineers will be required. As these are existing regulations, these are not considered mitigation pursuant to CEQA.

Based on grading that has recently occurred on the site through an agricultural grading permit, such direct or indirect impacts to the drainage area may have occurred. These concerns are why a stop work order was issued by the County to halt all grading activities on the site. Based on staff inspection, it appeared that the grading encompassed more than what the agricultural permit allowed and a Stop Work Notice was issued. As a result, additional conditions of approval were added to ensure this area be protected and possibly be restored back to its original state. These conditions include that prior to the issuance of a grading permit a Determination of Biologically Equivalent or Superior Preservation (DBESP) 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 which may result in a significant delay in implementing the project. EPD has also conditioned that a CDFW 1600 and USACE 404 permit be required prior to issuance of grading permits. The Department of Flood Control also conditioned the project that the floodplain for Long Valley Wash must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage of new buildings. Although these impacts may have already occurred, this can still be addressed through proper permitting if deemed necessary prior to grading permit issuance for development of the Tentative Tract Map.

The proposed plan does call out for the construction of 4 bridges that will cross the riparian area. An additional condition of approval prior to the issuance of building permits has been added by EPD that requires the building plans for the construction of the four bridges over Long Valley Wash to be reviewed and approved by EPD. Additionally construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings".

2. Will cause a significant increase in traffic across Los Nogales and Camino Del Vino Roads.

The County's Transportation Senior Civil Engineer stated that the increase in tourist/visitor traffic would be minimal on Los Nogales Road. The road is currently not paved which discourages the use of the road by tourists/visitors. Additionally, the development proposal considers the subdivision of property into 8-lots. The threshold for a development to prepare a traffic study is 100 peak hourly trips. Using the Trip General Manual publication from the Institute of Transportation Engineers, the project is estimated to generate 8 peak hourly trips in the afternoon peak hour, therefore a traffic study was not required.

3. Failed to address culturally sensitive Native American land.

In regards to the protection of cultural and tribal resources, specifically the December 1846 Temecula Massacre, staff had not received any mention of this event and its occurrence on the Project site from the notified tribes or any other source. Additionally, the County's Chief Engineering Geologist and the County's Archeologist have been in direct contact with The Temecula Band of Luiseno Mission Indians (Pechanga) who stated that the 1846 Temecula Massacre did not occur on the Project site based on their professional research and tribal information. Additionally, representatives from Pechanga will be contacting the organization that has depicted this massacre site erroneously on their Website to have it removed.

Since the project involves a General Plan Amendment, SB 18 Tribal Consultation was required. The Native American Heritage Commission (NAHC) provides a list to the County of the tribes whose historical extent includes the project site. Notified tribes are given 90 days in which to request consultation regarding the proposed project. No consultation requests were received at the end of the 90 day noticing period. Additionally, AB 52 notices regarding this project were mailed to all requesting tribes. The Pala Band of Mission Indians requested consultation. Pala concluded their consultation and stated they had no concerns. Six other tribes that were noticed did not require consultation. However, during earth moving activities the project has been condition that a Native American Monitor be retained on site to ensure protection if any tribal resources are encountered.

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. [Discussed in item #1.](#)
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. [Discussed in item #2](#)
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. [Discussed in item #3.](#)

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

## Bradford, Deborah

---

**From:** Bradford, Deborah  
**Sent:** Thursday, February 15, 2018 4:55 PM  
**To:** 'Meri R'  
**Cc:** Brady, Russell  
**Subject:** RE: Los Nogales Rd Development - TR37254, GPA1202, EA42839, APN927450002

Good Afternoon Ms. Rosa-Pyrce,  
Thank you for your letter of opposition. I will try and address each of your comments and concerns in the following manner:

1. **Concerned that the County is not looking into the best interest of Wine Country and the Master Plan**  
- Preservation of the Wine Country and its unique characteristics is the primary component of being able to recommend approval of the General Plan Amendment. To be able to approve the General Plan Amendment, certain justification is necessary for how this amendment complies with the findings of a foundation component amendment which are providing substantial evidence that **new conditions or circumstances** have occurred, the amendment **would not result in a conflict with the Riverside County Vision** and would not **create an internal inconsistency with the General Plan.**

The use of a certain baseline is not specified in Ordinance No. 348 Section 2.5.G for Regular Foundation General Plan Amendments. Therefore the findings do not require a circumstance to have occurred following a certain timeframe. Instead it is required "that new conditions or circumstances disclosed during the review process justify modifying the General Plan.

Although the applicant may have initially proposed other findings as the "new conditions or circumstances", staff has proposed that the new circumstance would be the change in the road classification of Camino Del Vino from a General Plan Circulation Element Secondary Highway to a Collector Road. This change in classification occurred in 2014 when the TVWCCP was adopted. This change, from a Secondary Highway to a Collector Road would reduce the capacity of more intensive traffic that would occur due to commercial wineries or other more intense uses that are encouraged in the Winery District.

The Riverside County Vision which states that "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 protection of this special community by ensuring long term viability of the wine industry while protecting the community's equestrian rural lifestyle. Three districts were established for this policy area, each having specific policies that relate to each district. The winery district encourage new wineries and the expansion of existing wineries, the equestrian district encourages the protection and promotion of equestrian uses, and the residential district encourages estate lot residential development to complement and balance the tourist related activities. 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, whose primary purpose is for the promotion and the establishment of commercial activities to the Residential District, whose 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 and will be compatible with Riverside County's Vision as well as the vision of the Wine Country Community Plan.

Staff has determined that the General Plan Amendment meets the required findings as detailed in the staff report and will continue to ensure the protection and preservation of the Wine Country.

The project as proposed is consistent with and does not undermine the intent, goals, and policies of the TVWCCP. Although the project represents a change in the district boundaries of the TVWCCP, it is a well reasoned change in the district boundaries. As noted above, the change to a Collector Road would reduce the capacity to handle more intensive traffic that would occur from potential commercial wineries or other more intense uses that are encouraged in the Winery District. While the property could stay in the Winery District and a Tentative Tract Map could be proposed (with less units) in the Winery District, it would still allow the potential to develop larger scale wineries that would not likely be adequately be served by a Collector Road. Additionally, by allowing primarily residential uses with the proposed Residential District rather than winery or other more intense uses that may be allowed under the Winery District, this project would better preserve the residential nature of the existing surrounding area.

2. **Double the residential density for this project** - Presently the project site is located in the Winery District and Citrus/Vineyard Zoning which allows one dwelling unit per 10 acres. With the General Plan Amendment and Change of Zone the applicant would be allowed to have one dwelling unit per 5 acres. The proposal is for 8 dwelling units. If the property remained in the Winery District the applicant would be allowed up to 5 dwelling units. Regarding large 10,000 square foot estate houses you are saying the applicant is proposing, the County does not limit square footage of residences. Limitations occur through setbacks, height, parking requirements and other constraints such as septic and topography of the site. The construction of a helipad would not be permitted. The applicant has not submitted any plans to the County regarding ultimate development of the site, but they would be subject to the same development standards as any other property under the same zoning.
3. **Negative Impacts (1) significant increase in traffic** - The County's Transportation Senior Civil Engineer stated that the increase in tourist/visitor traffic would be minimal on Los Nogales Road. The road is currently not paved which discourages the use of the road by tourists/visitors. Additionally, the development proposal considers the subdivision of property into 8-lots. The threshold for a development to prepare a traffic study is 100 peak hourly trips. Using the Trip General Manual publication from the Institute of Transportation Engineers, the project is estimated to generate 8 peak hourly trips in the afternoon peak hour, therefore a traffic study was not required.

The discussion of "McMansions" was discussed above in #2.

4. **Regarding a dangerous precedence** - Changes to Wine Country District boundaries are subject to the requirements of a Foundation General Plan Amendment. This includes such amendments only being accepted for application every 8 years, with the next window opening in 2024. Other property owners that may want a change similar to the one proposed would be subjected to the same process as this applicant. Additionally, although they may apply for a Foundation General Plan Amendment to change the district boundaries, specific findings will still have to be made as are being made for this proposed amendment, in particular what new circumstance or condition is identified to justify
5. **Existing Environment and Native American land** - Staff prepared an Initial Study for this project and found that impacts may occur to the environment however, with the incorporation of conditions of approval that implement existing regulations, these impacts would be considered less than significant.

The southern portion of the project site is located within a flood plain and blue line stream. The Tentative Tract Map has delineated the Flood Plain area as well as noted this as Riparian Area - No Disturbance. The Initial Study prepared for the project was based on the area being avoided to not impact the area through the construction of bridges that would span the delineated drainage area to not impact it. Regardless of the Initial Study addressing the potential for impacts to the drainage area, existing regulations from California Fish & Wildlife and Army Corps of Engineers are in place for the project to comply with if such temporary or permanent direct or indirect impacts occur to the drainage area. Conditions of approval were also applied to ensure that the blue line stream and riparian area

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6. **Temecula Wine Country is a very special area** - As stated above in #1 Preservation of the Wine Country and its unique characteristics is one of the primary components of being able to recommend approval of the General Plan Amendment, Change of Zone and the Tentative Tract Map.

Best Regards,  
Deborah

Deborah Bradford, Planner  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951)955-6646  
[dbradfor@rivco.org](mailto:dbradfor@rivco.org)

**From:** Meri R [<mailto:merirosapyrce@gmail.com>]  
**Sent:** Friday, February 09, 2018 8:47 AM  
**To:** Bradford, Deborah <[DBradfor@RIVCO.ORG](mailto:DBradfor@RIVCO.ORG)>; Brady, Russell <[rbrady@RIVCO.ORG](mailto:rbrady@RIVCO.ORG)>; Ross, Larry <[LROSS@RIVCO.ORG](mailto:LROSS@RIVCO.ORG)>  
**Cc:** Comerchero, Jeff <[JComerchero@RIVCO.ORG](mailto:JComerchero@RIVCO.ORG)>  
**Subject:** Los Nogales Rd Development - TR37254, GPA1202, EA42839, APN927450002

Ms. Bradford, Mr. Brady and Mr. Ross,

Please see attached letter regarding subject property.

Thank you,

*Meri Rosa-Pyrce*

Meri Rosa-Pyrce  
Board President Siena Vineyard Estates Association  
[951-551-6374](tel:951-551-6374) cell

February 8, 2018

Riverside County Planning Department  
Deborah Bradford, Planner  
Russell Brady, Contract Planner  
Larry Ross, Principal Planner  
4080 Lemon Street, 12<sup>th</sup> 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](mailto: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

February 8, 2018

Riverside County Planning Department

Deborah Bradford, Planner

Russell Brady, Contract Planner

Larry Ross, Principal Planner

4080 Lemon Street, 12<sup>th</sup> 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,

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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.

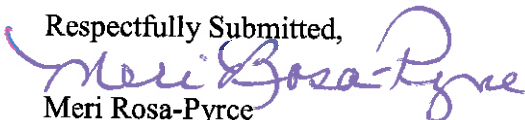
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Thank you for your time. I appreciate it. I am only concerned and looking out for what is in the best interest of one of this valley's most unique, loved and treasured land, Wine Country.

Respectfully Submitted,



Meri Rosa-Pyrce

Board President Siena Vineyard Estates Association

951-551-6374

[merirosapyrce@gmail.com](mailto:merirosapyrce@gmail.com)

cc: Jeff Comerchero

Letter Delivered by Email and First Class Mail



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.

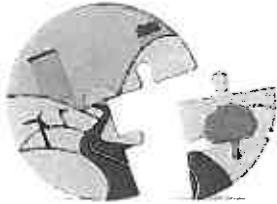
We wish you much success with your proposed change of zone and subsequent project.

Sincerely,

A handwritten signature in black ink that reads "Krista Chaich". The signature is written in a cursive, flowing style.

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 <sup>Street</sup> 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 <sup>Street</sup> 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 <sup>Street</sup> 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**

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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). TR36975, CZ07885  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42839 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](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. Smith Date 7/5/16

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_





**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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**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*

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**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**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>Project File No.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                              |
| <b>Project Name:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                              |
| <b>Project Location:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                              |
| <b>Project Description:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                              |
| <b>Project Applicant Information:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                              |
| <b>Proposed Project Consists of, or includes:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>YES NO</b>                                                |
| <b>New Development.</b> 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"/> |
| <b>Redevelopment.</b> 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"/>            |
| <b>Automotive repair shops.</b> 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"/>            |
| <b>Restaurants.</b> 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"/>            |
| <b>All Hillside development greater than 5,000 square feet.</b> 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"/>            |
| <b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> 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"/>            |
| <b>Parking Lot.</b> 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.

<sup>1</sup>Land area is based on acreage disturbed.

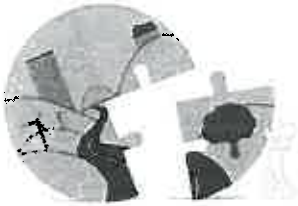
**DETERMINATION: Check the box for the appropriate determination.**

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**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

Gregory S. Koll  
PRINTED NAME OF APPLICANT

  
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.

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 927-450-002

Section: 25 Township: 7S Range: 2W

Approximate Gross Acreage: 51.5 acres

General location (nearby or cross streets): North of Los Nogales Road, South of \_\_\_\_\_, East of \_\_\_\_\_, West of Camino Del Vino.



**APPLICATION FOR CHANGE OF ZONE**

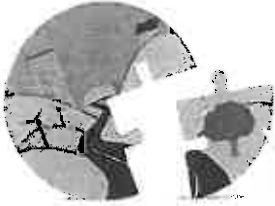
Thomas Brothers map, edition year, page number, and coordinates: 2013, Page 960, Grids C2 & D2

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:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE      Original Case No. \_\_\_\_\_

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  
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 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 : C207815  
(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.

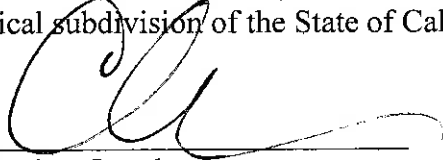
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

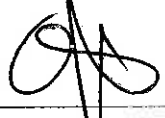
**IN WITNESS WHEREOF,** the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

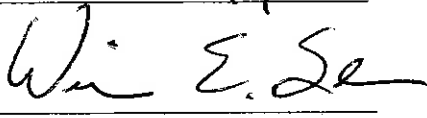
By:   
Charissa Leach  
Assistant Director of TLMA – Community Development

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: \_\_\_\_\_

**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 County 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

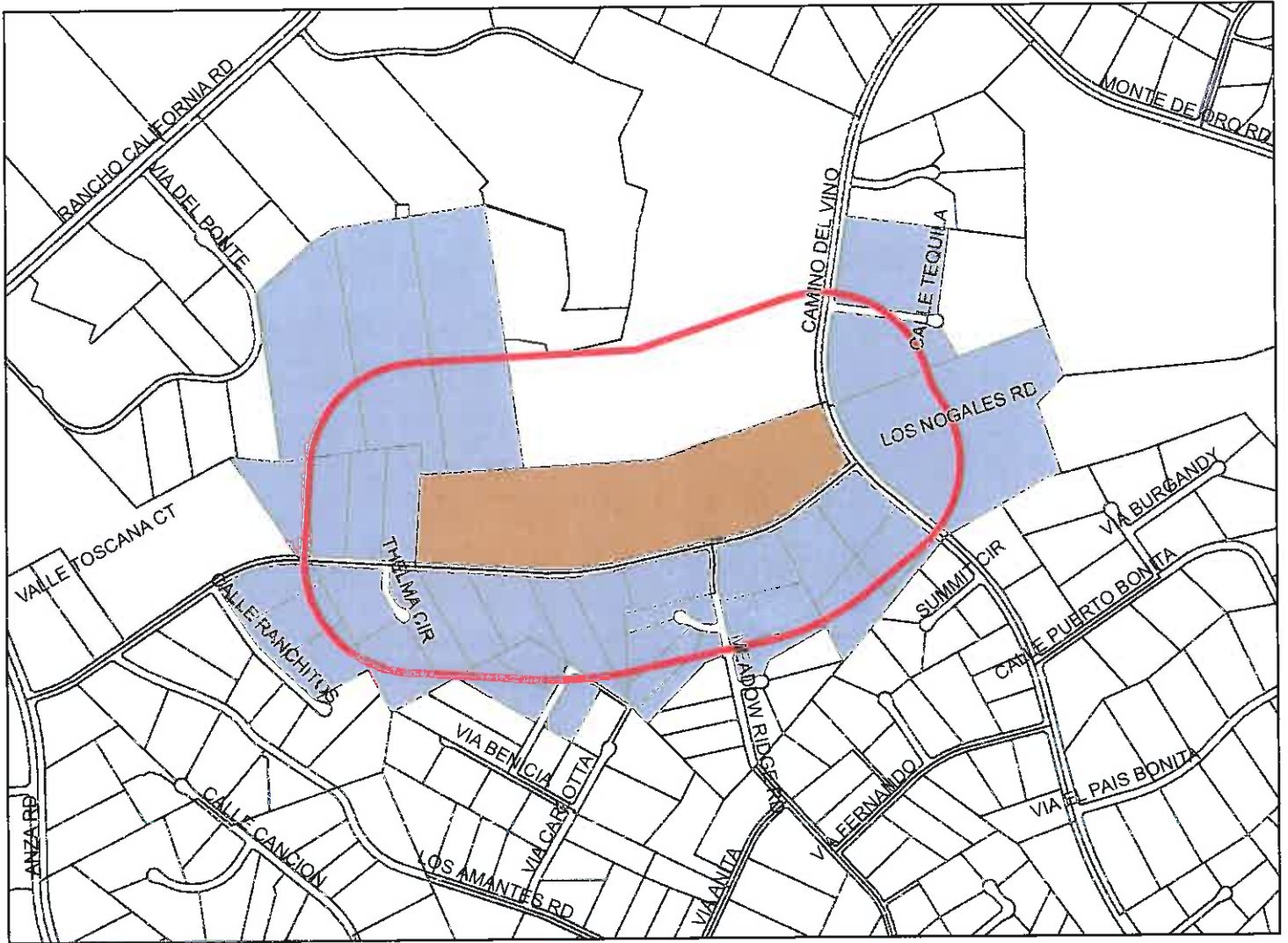
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

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

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# 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: KOLL 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!



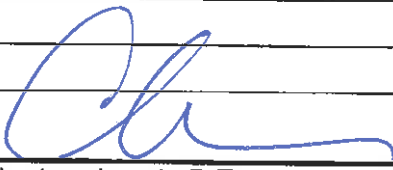
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

4.1

Planning Commission Hearing: March 21, 2018

**PROPOSED PROJECT**

|                                |                                 |                                                                                                                                       |
|--------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Number(s):</b>         | Conditional Use Permit No. 3754 | <b>Applicant:</b> Abesud Halum                                                                                                        |
| <b>CEQA Exempt</b>             |                                 |                                                                                                                                       |
| <b>Area Plan:</b>              | Eastern Coachella Valley        | <b>Representative:</b> Edward Lanning                                                                                                 |
| <b>Zoning Area/District:</b>   | Mecca District                  |                                                                                                                                       |
| <b>Supervisorial District:</b> | Fourth District <i>KGB</i>      |                                                                                                                                       |
| <b>Project Planner:</b>        | Jay Olivas                      |                                                                                                                                       |
| <b>Project APN(s):</b>         | 727-182-040; 727-182-048        | <br>Charissa Leach, P.E.<br>Assistant TLMA Director |

**PROJECT DESCRIPTION AND LOCATION**

The project site is located north of 2<sup>nd</sup> Street, south of 3<sup>rd</sup> Street, east of Coahuilla Street, and west of Date Palm Street in the community of Mecca on a 1.00 gross acre site. The application being considered is as follows:

Conditional Use Permit No. 3754 proposes to re-entitle an existing, permitted, single-story, 7,400-square-foot building containing a food market and existing beer and wine sales for off-premises consumption and including approximately 24 parking spaces. It also proposes to entitle a new, 1,150-gallon, above-ground horizontal propane tank (liquid petroleum) that is 44 inches wide by 17 feet long. The proposed propane tank will be located on an 11 foot by 21 foot concrete pad with bollards within the existing parking lot at the northeast corner of 2<sup>nd</sup> Street and Coahuilla Street. The proposed propane tank is to be located a minimum of 10 feet from existing public walkways.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**FIND** the project **EXEMPT** from the California Environmental Quality Act (CEQA), Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3754**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in the 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:    | Commercial Retail (CD:CR 0.20 – 0.35 FAR)      |
| Proposed General Plan Land Use Designation:    | N/A                                            |
| Policy / Overlay Area:                         | N/A                                            |
| Surrounding General Plan Land Use Designations |                                                |
| North:                                         | Medium High Density Residential (5-8 D.U./Ac.) |
| East:                                          | Commercial Retail                              |
| South:                                         | Commercial Retail                              |
| West:                                          | Light Industrial                               |
| Existing Zoning Classification:                | Commercial Scenic Highway (C-P-S)              |
| Proposed Zoning Classification:                | N/A                                            |
| Surrounding Zoning Classifications             |                                                |
| North:                                         | Two-Family Dwellings (R-2)                     |
| East:                                          | C-P-S                                          |
| South:                                         | C-P-S                                          |
| West:                                          | C-P-S                                          |
| Existing Use:                                  | Food market with beer and wine sales           |
| Surrounding Uses                               |                                                |
| North:                                         | Vacant Land                                    |
| South:                                         | Auto Parts Store                               |
| East:                                          | Vacant Land                                    |
| West:                                          | Vacant Land; Gasoline Service Station          |

**Project Site Details:**

| <i>Item</i>                    | <i>Value</i>          | <i>Min./Max. Development Standard</i> |
|--------------------------------|-----------------------|---------------------------------------|
| Project Site (Acres):          | 1.0 Gross Acres       | No Minimum Lot Size                   |
| Existing Building Area (SQFT): | 7,400                 | No Maximum Lot Coverage               |
| Proposed Propane Area (SQFT):  | 44 inches x 17 feet   | N/A                                   |
| Floor Area Ratio:              | 0.20                  | 0.20 – 0.35                           |
| Building Height (FT):          | 16 feet Approximately | 50 feet                               |

| <i>Item</i>                    | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|--------------------------------|--------------|---------------------------------------|
| Proposed Minimum Lot Size:     | N/A          | N/A                                   |
| Total Proposed Number of Lots: | N/A          | N/A                                   |
| Map Schedule:                  | N/A          |                                       |

**Parking:**

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i>                                                                                                                     | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------|
| Food Market        | 7,400                        | 1 space per 200 square feet of floor space and 1 space per 1,000 square feet of floor space for warehouse, coolers, bakery, and storage. | 24                     | 24                     |
|                    |                              |                                                                                                                                          |                        |                        |
|                    |                              |                                                                                                                                          |                        |                        |
| <b>TOTAL:</b>      | <b>7,400</b>                 |                                                                                                                                          | <b>24</b>              | <b>24</b>              |

**Located Within:**

|                                          |                                  |
|------------------------------------------|----------------------------------|
| City's Sphere of Influence:              | N/A                              |
| Community Service Area ("CSA"):          | No                               |
| Recreation and Parks District:           | Yes – Desert Recreation District |
| Special Flood Hazard Zone:               | No                               |
| Area Drainage Plan:                      | Yes – Mecca/North Shore          |
| Dam Inundation Area:                     | No                               |
| Agricultural Preserve                    | No                               |
| Liquefaction Area:                       | Yes                              |
| Fault Zone:                              | No                               |
| Fire Zone:                               | No                               |
| Mount Palomar Observatory Lighting Zone: | No                               |
| CVMSHCP Conservation Boundary:           | Yes - Not Conservation Area      |
| Airport Influence Area ("AIA"):          | No                               |



## PROJECT LOCATION MAP



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

**Background:** The current project site contains an existing 7,400-square-foot food market with convenience store with beer and wine sales for off-premises consumption and on-site parking. The existing building was originally approved under Plot Plan No. 3459 with no current expiration date. Plot Plan No. 3459 will become null and void upon approval of CUP No. 3754. Since Plot Plan No. 3459 conditions from 1977 are mostly limited to street, parking, and fire prevention conditions, and there were prior building permits for the existing building and subsequent addition, no specific conditions are carrying over from the original plot plan.

The existing building is located on Lot 17 of Block 7 of the Amended Map Mecca Town Site subdivision (Recorded Book/ Page MB 9/93). Since the existing parking lot and internal drive aisles are located on two parcels known as Assessor's Parcel Numbers 727-182-040; 727-182-048, it is recommended the owner file and record a Certificate of Parcel Merger from a qualified California Public Engineer prior to permit issuance and/or final inspection for the proposed above ground propane tank addition.

The existing one-acre site also contains existing satellite television dishes (PP22616) for cable TV in the Mecca area to remain in place which was previously entitled in 2007 and will remain separate from proposed CUP No. 3754. There was also previous carport structure approved on the site under PP13995 in 1994 which is null and void since carport structure is now removed from the project site and no new carports are currently proposed.

## ENVIRONMENTAL REVIEW AND FINDINGS

The project has been found to be Exempt from the California Environmental Quality Act (CEQA), Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). The project as proposed with recommended conditions will not result in any potentially significant environmental impacts due to unusual circumstances or a particularly sensitive environment since the 1.0 acre project contains existing buildings and paved parking lot with existing urban type improvements such as curbs, gutters, and sidewalks.

1. Pursuant to State CEQA Guidelines Section 15301 (Existing Facilities – Class 1) and Section 15303, the proposed project to continue entitlements for an existing 7,400 square foot food market building and to add a proposed propane tank (liquid petroleum) of 44-inches wide by 17-feet long on an 11-foot by 21-foot existing concrete pad is categorically exempt from CEQA in that:
  - i. Section 15301 provides that projects may be categorically exempt that entail the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures or facilities with negligible or no expansion of an existing use (Class 1). Examples include additions to existing structures which will not result increase more than 50 percent of floor area. Since the existing food market is to remain at 7,400 square feet with previous building permits, and proposed minor addition a 1,150-gallon above ground fuel tank with 35 square feet of coverage area near an existing improved street corner and requirements for compliance with construction and fire prevention codes for the new propane tank, along with minimum 10-foot setbacks from public walkways, maximum five-foot tank heights and proposed steel bollards, the project is categorically exempt under the Class 1 exemption.
  - ii. Section 15303 provides that the new construction of accessory structures such as garages, carports, patios, and fences. The proposed 1,150-gallon horizontal above-ground propane tank is accessory to the existing food market building, and is limited to 35 square feet of site coverage on an existing 231 square foot concrete pad. Additionally, the propane tank addition will be located on flat topography on existing concrete pad in an urban environment, which will therefore, not create an unusual circumstance. Additionally, any potential liquefaction impacts on the project site due to the lower sea level elevations of the Mecca Town Site are fully addressed due to required compliance with building and fire prevention related construction and operational codes. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the existing food market building with parking lot is pre-existing and only minor construction with the new propane tank is proposed. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment. The project site is not located on a site included on any list compiled pursuant to Section 65962.5 of the Government Code and there are no historic resources located onsite or that will be affected by the project. Therefore, the proposed project is also exempt under the Class 3 exemption, and no exceptions to the exemptions apply.

## FINDINGS

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

1. Based on the above, the proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The proposed propane tank is an allowed use under C-P-S zone with an approved CUP, in accordance with Ordinance 348, Article IX b Section 9.50, Subsection B. 8, Liquid Petroleum (aka Propane) service stations, with or without the concurrent sale of beer and wine, provided the total capacity of the all tanks shall not exceed 10,000 gallons.
3. Based on the above, the overall development of the land will not be detrimental to the public health, safety or general welfare of the community and includes those conditions of approval necessary to protect the health, safety or general welfare of the community.
4. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the project is located in a commercial retail area which includes land uses such as existing retail center to the south, vacant land to the north and west, and existing commercial retail store to the east along 2<sup>nd</sup> Street within the downtown area of Mecca. Additionally, the proposed project would not inhibit potential development of surrounding areas since located on existing developed property.
5. The project is located along 2<sup>nd</sup> Street (100' right-of-way) and Coahuilla Street (100' right-of-way). Due to existing road improvements including curbs, gutters, and sidewalks, at the project's location in Mecca in an existing extensive urban area, no additional right-of-way dedications or improvements are recommended for the project.
6. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does not propose sale of multiple buildings on one existing parcel, but the project is conditioned under COA AND 15.PLANNING. - Land Division required should any future land divisions be proposed.
7. The proposed land use, as an existing food market with addition of a 1,150-gallon, above-ground propane tank, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) Zone in that:
  - I. The proposed project's building heights are allowed to be up to 50 feet in this zone and the maximum height of the existing convenience store building is approximately 16 feet, below the height limit allowed by the C-P-S zone, as indicated in Section 9.53c. of Ordinance No. 348.
  - II. The proposed project's food market building and proposed propane tank is not subject to yard requirements (setbacks) since all buildings and structures do not exceed 35 feet in height in accordance with Section 9.53b. of Ordinance No. 348.

- III. Automobile storage spaces are provided in accordance with Section 18.12 of Ordinance No. 348 in that the proposed project provides 24 existing vehicle parking spaces including two (2) parking spaces for the disabled, in accordance with parking totals of 1-space per 200 square feet of floor space and 1-space per 1,000 square feet of floor space for existing storage, coolers, and bakery.
- IV. The proposed project is conditioned to screen all roof mounted equipment as required in Section 9.53e. of Ordinance No. 348 in accordance with COA 90.PLANNING.4-Roof Equipment Shielding.
- V. Existing freestanding signage at 20 feet in height up to 60 square feet and existing wall signage totaling approximately 45 square feet do not exceed size limits as indicated by Section 19.4 of Ordinance No. 348.

**Other Findings:**

- 8. The project site has a land use designation of "Commercial Retail" (C-R) on the Eastern Coachella Valley Area Plan.
- 9. The proposed land use as an existing food market with addition of an above-ground, 1,150 gallon propane tank is consistent with the Commercial Retail (C-R) Land Use designation because since these type facilities are local and regional serving retail and service land uses as specifically identified under C-R.
- 10. The project site is surrounded by properties which are designated Commercial Retail to the south, east, and west, Light Industrial to the southwest, Medium High Density Residential and High Density Residential to the north, Mixed Use and Agriculture to the south.
- 11. The zoning classification for the subject site is Scenic Highway Commercial (C-P-S).
- 12. In the event the 1,150-gallon propane tank is not installed and operating by July 1, 2023, the installation and operation of the propane tank shall not be allowed under CUP No. 3754, in accordance with COA AND 10.PLANNING. 20-Undeveloped Void Date. The other uses allowed under CUP No. 3754, including the 7,400-square-foot food market and existing beer and wine sales for off-premises consumption, may continue operating in accordance with CUP No. 3754, the associated conditions of approval, and all applicable Riverside County ordinances, including but not limited to Ordinance No. 348.
- 13. The proposed project is permitted in the C-P-S zone with the approval of a CUP as conditioned, including the conditions relating to the perimeter treatment around the proposed propane tank such as fencing or block wall, and existing desert landscaping.
- 14. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) immediately to the south, west and east, and Two-Family Dwellings (R-2) immediately to the north.

15. The proposed project will maintain consistency with the objectives of Type 20 – Off-Sale beer and wine ABC licensing requirements for the existing convenience store as indicated by COA AND 10. Planning.18— ABC20 Off-Sale Beer/Wine.
16. Per email communication with the California Alcoholic Beverage Control Board (ABC) dated March 9, 2018, a Public Necessity and Convenience finding is not required since existing license is valid and no change to existing alcohol sales is proposed.
17. The proposed project is conditionally consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 such as only beer and wine is allowed to be sold, and no drive-in window is present or proposed to be installed for the sale of alcoholic beverages in accordance with Section 18.48.
18. The proposed project is not located within 1,000 feet of any school, public-park or playground, or established place of religious worship.
19. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention measure such as for the proposed above ground propane tank, as outlined in Conditions of Approval 80.FIRE.1-Prior to Permit, including compliance with the California Fire Code and Riverside County Ordinance No. 787.
20. Existing domestic water and sewer services are supplied by Coachella Valley Water District.
21. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. Since existing paving area, no mitigation fees are required and therefore project is in compliance with the Conservation Plan.

#### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

Public hearing notices were mailed to property owners within 1,000 feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public.

The project is not located within the Sphere of Influence (SOI) of a City. Since the proposed Conditional Use Permit is for an existing food market and minor addition consisting of a 1,150 gallon propane tank which tank covers an area of approximately 35 square feet, and the project has been conditioned such as under the California Fire Code and County Ordinance No. 787, the project was not required to be presented to the Mecca Community Council.

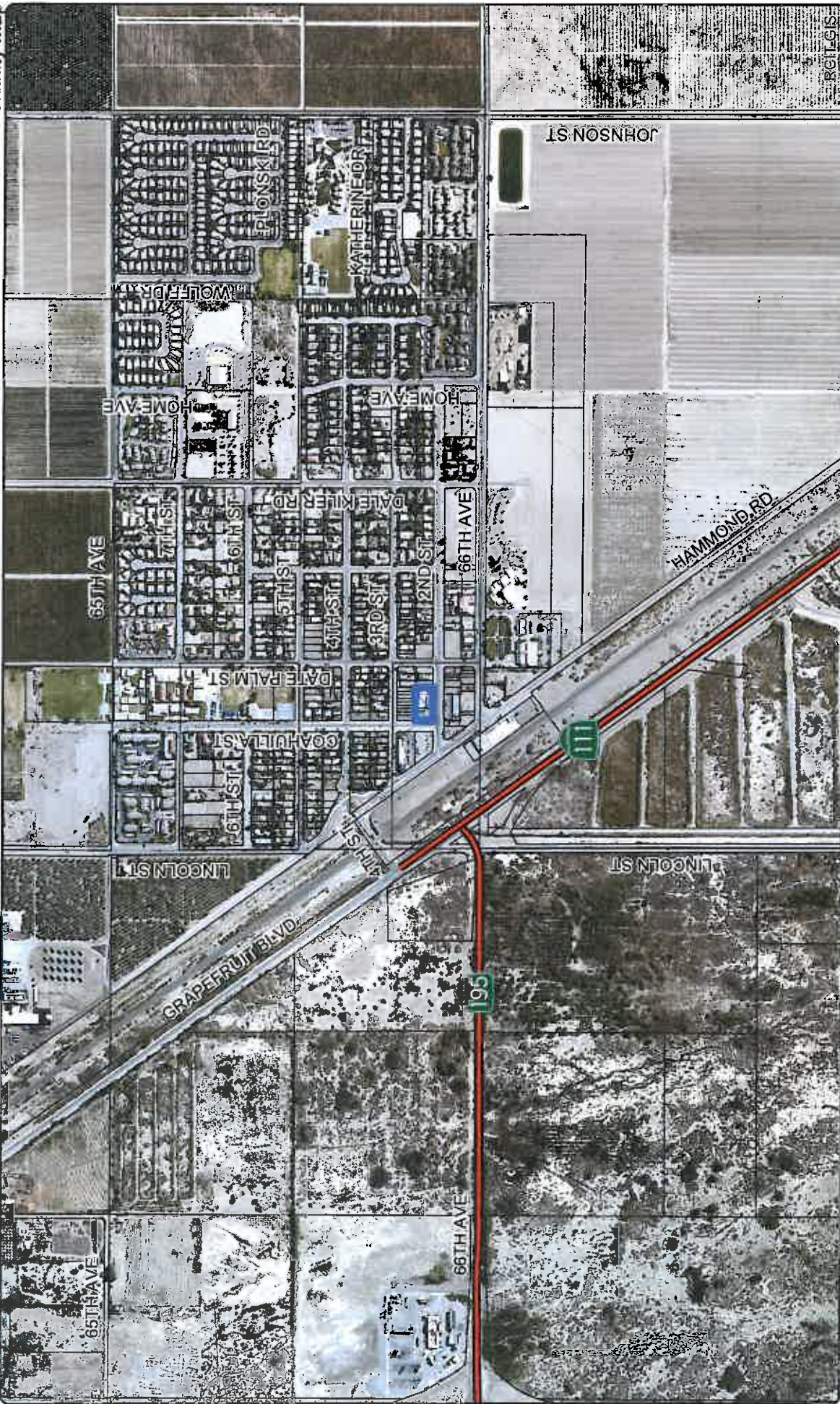
#### **APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within ten days after the notice of decision appears on the Board's agenda, accompanied by the fee set forth in Ordinance No. 671

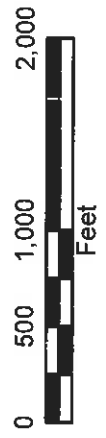
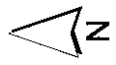
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03754**  
**VICINITY/POLICY AREAS**

Supervisor: Perez  
 District 4

Date Drawn: 03/05/2018  
 Vicinity Map



Author: Vinnie Nguyen



Zoning Area: Mecca

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. The new General Plan includes a new land use policy. The new policy is intended to provide for a more balanced and sustainable community. The new policy is intended to provide for a more balanced and sustainable community. The new policy is intended to provide for a more balanced and sustainable community. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-2700 (Riverside County) or in Palm Springs at (760)965-5277 (Balmora County) or Website: <http://www.riversideca.gov>

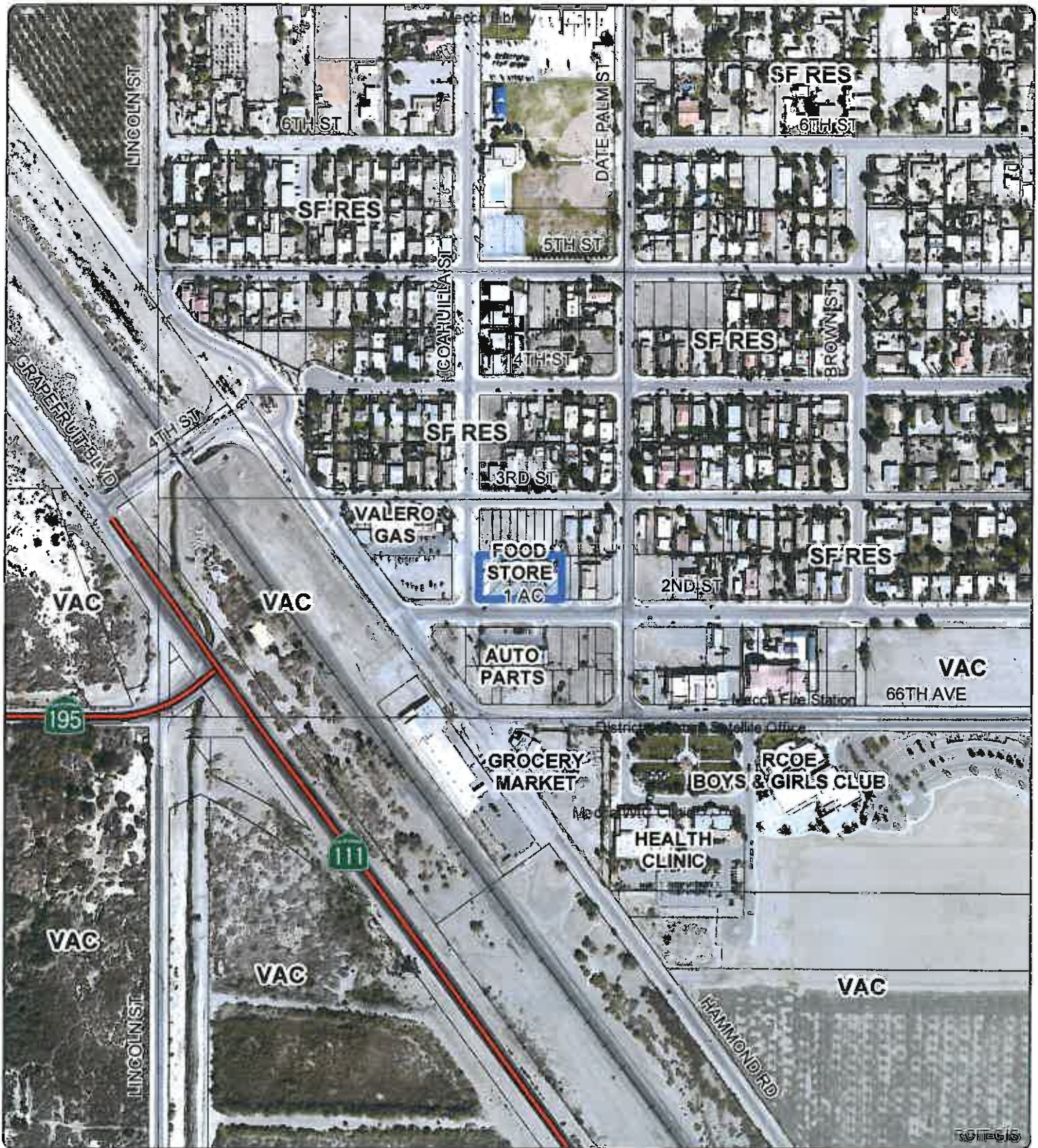
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03754

### LAND USE

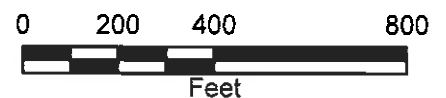
Supervisor: Perez  
District 4

Date Drawn: 03/05/2018  
Exhibit 1



Zoning Area: Mecca

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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

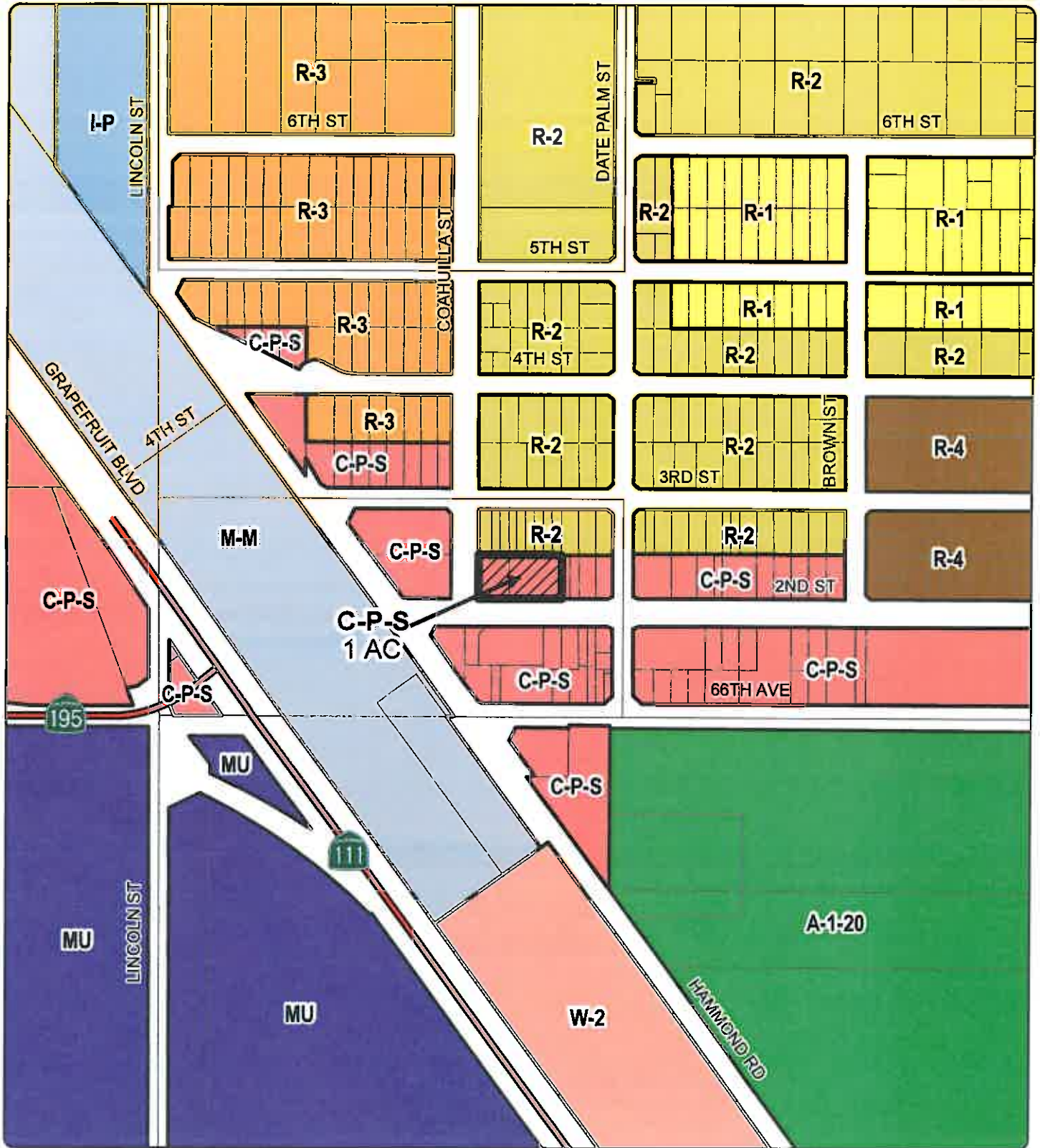
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03754

Supervisor: Perez  
District 4

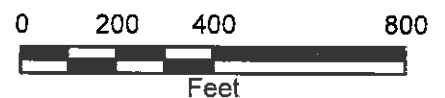
Date Drawn: 03/05/2018  
Exhibit 2

### EXISTING ZONING



Zoning Area: Mecca

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.rcolma.org>



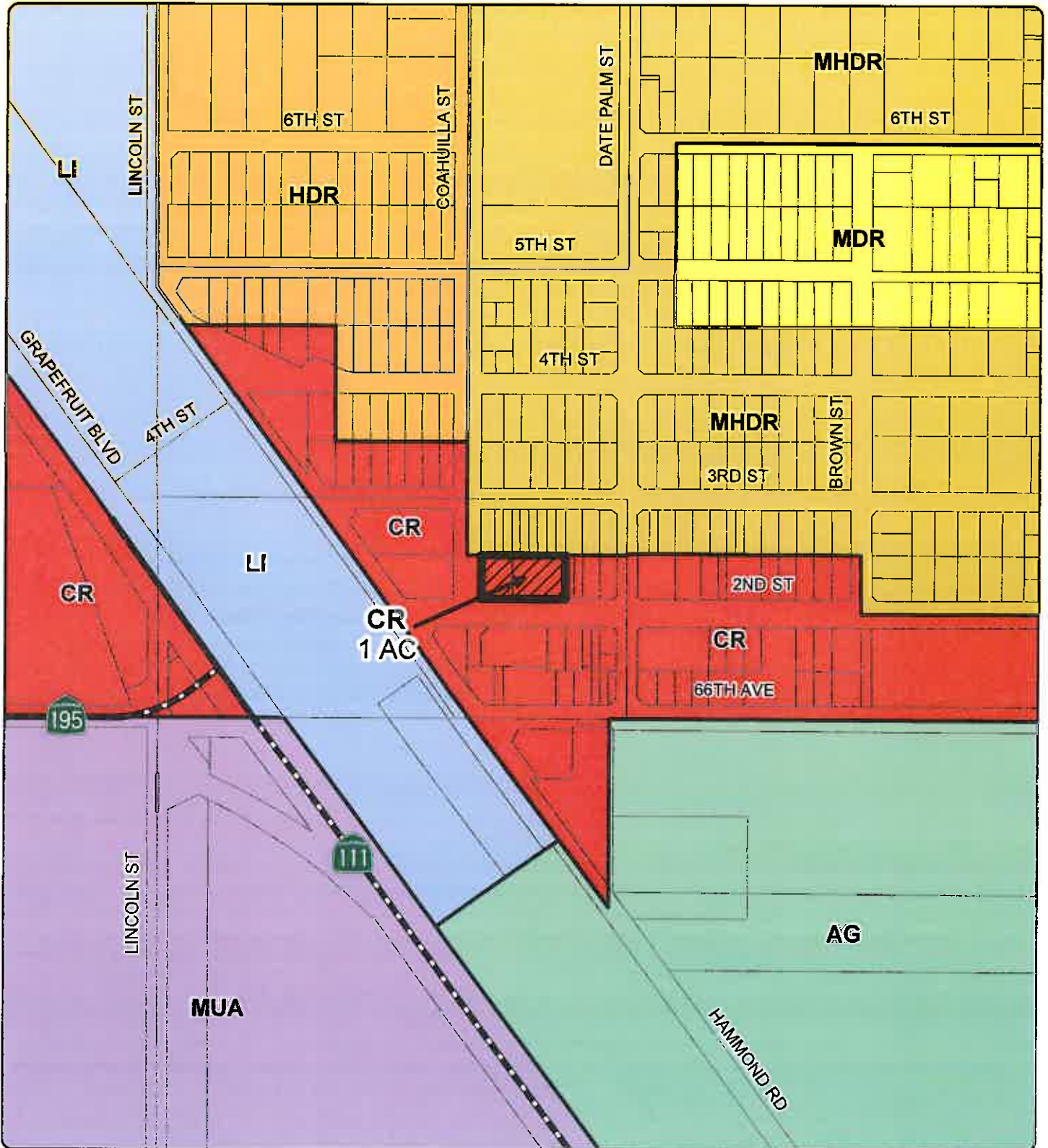
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03754

EXISTING GENERAL PLAN

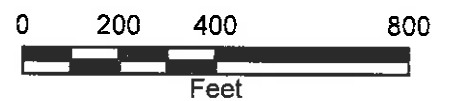
Supervisor: Perez  
District 4

Date Drawn: 03/05/2018  
Exhibit 5



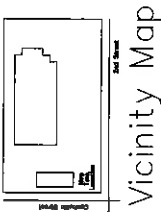
Zoning Area: Mecca

Author: Vinnie Nguyen



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# Conditional Use Permit



OWNER ABESUD HALUM  
 APN 727 182 040  
 ACREAGE 0.75 ACRES  
 APN 727 182 048  
 ACREAGE 1.0 ACRES

PROJECT DESCRIPTION  
 ADD A 1150 GAL ABOVE GROUND  
 PROpane TANK AT EXISTING GROCERY WITH  
 BEER & WINE SALES LOCATION.

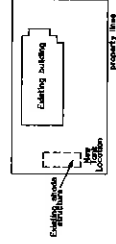
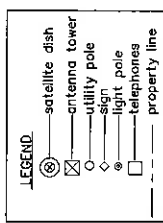
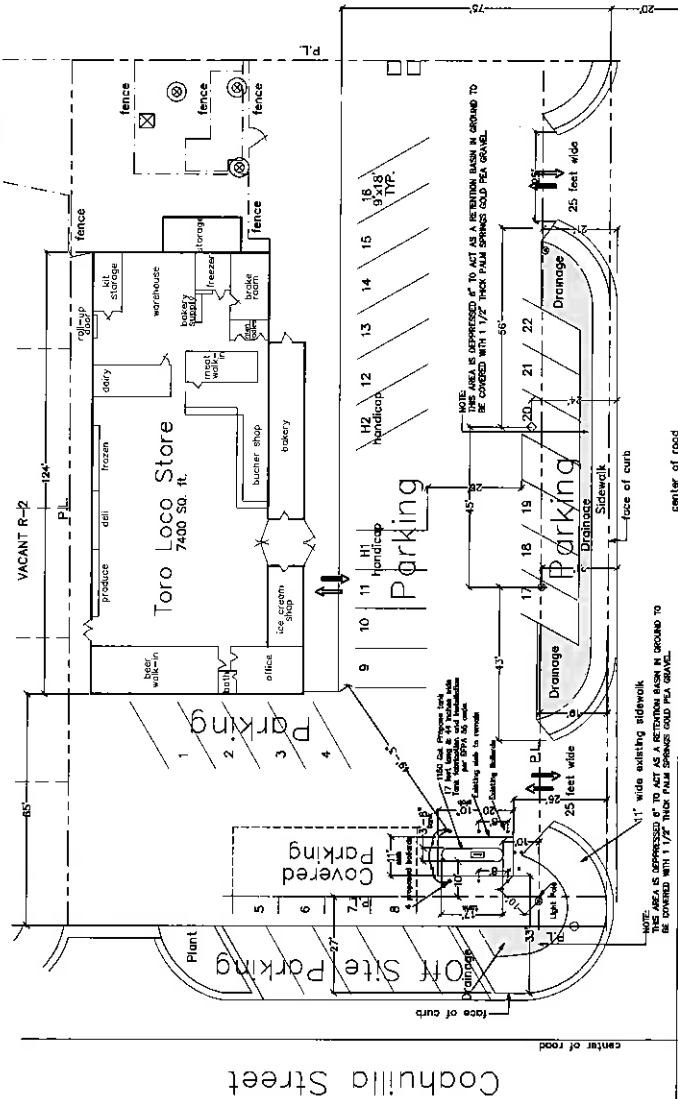
PARKING 22 REGULAR AND  
 TWO ADA.

UTILITIES  
 WATER, AND SEWER CVWD  
 POWER, IJD  
 GAS, THE GAS COMPANY

RECORD BOOK PAGE MB 999/999  
 AMENDED MAP MECCA TOWNSITE  
 LOT/PARCEL/9999  
 BLOCK 999

THOMAS BROS P5592 GRID F6 & F7

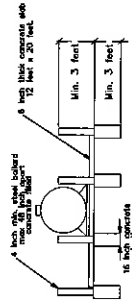
|                                                       |                  |
|-------------------------------------------------------|------------------|
| Toro Loco Store<br>91200 2nd Street, Mecca, Ca. 92254 |                  |
| Site plan with tank locations                         | Scale 1/16" = 1' |
| PREPARED BY: GERARD GILL<br>86127 Arrowood Ave.       | 760<br>969-3083  |
| Date: July 14, 2015                                   | Rev. 0           |
|                                                       |                  |
|                                                       |                  |



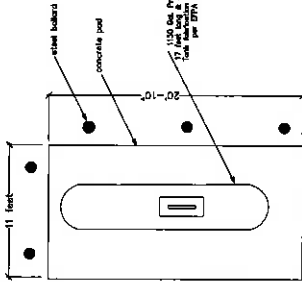
Plot Plan

2nd Street  
Site Plan

SCALE 1/16" = 1'-0"



Elevation on  
end of tanks



Plan of Tanks



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



03/14/18, 12:02 pm

CUP03754

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03754. 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 - Project Description & Operational Limits**

The use hereby permitted is for an existing, permitted, single-story, 7,400-square-foot building containing a food market and existing beer and wine sales for off-premises consumption and including approximately 24 parking spaces. It also allows a new, 1,150-gallon, above-ground horizontal propane tank (liquid petroleum) that is 44 inches wide by 17 feet long. The proposed propane tank will be located on an 11 foot by 21 foot concrete pad with bollards within the existing parking lot at the northeast corner of 2nd Street and Coahuilla Street. The proposed propane tank is to be located a minimum of 10 feet from existing public walkways.

**Advisory Notification. 2      AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Mecca (Adopted 7/21/2009)

**Advisory Notification. 3      AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT:

Exhibit A, B, C (Site Plan, Floor Plans, Elevations), Amended No. 2, dated January 2018.

**BS-Grade**

**BS-Grade. 1                      0010-BS-Grade-USE - GIN VARY INTRO**

Conditional Use Permit No. 03754 proposes to add a 1,150 gallon above ground propane fuel tank within a parking lot at an existing 7,400 square foot food store, no grading is proposed, therefore the Grading Division has no objection to this proposal.

**BS-Plan Check**



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 6                      0010-Planning-USE - EXTERIOR NOISE LEVELS (cont.)

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

#### Planning. 7                      0010-Planning-USE - IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48-hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains.

Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 7                                    0010-Planning-USE - IF HUMAN REMAINS FOUND  
(cont.)

representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

Planning. 8                                    0010-Planning-USE - LAND DIVISION REQUIRED

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 9                                    0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 10                                   0010-Planning-USE - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the CA Alcoholic Beverage Control Board (ABC), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

Planning. 11                                   0010-Planning-USE - SITE MAINTENANCE

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

Planning. 12                                   0010-Planning-USE - UNANTICIPATED RESOURCES

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.

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 12                                    0010-Planning-USE - UNANTICIPATED RESOURCES  
(cont.)

\* 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. 13                                    0010-Planning-USE\*- LIMIT ON SIGNAGE

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 14                                    0010-Planning-USE\*- VOID RELATED PROJECT

Any approval for use of or development on this property that was made pursuant to PP3459 shall become null and void upon final approval of CUP 3754 by the County of Riverside.

Planning. 15                                    Gen - Undeveloped Void Date

In the event the above ground propane tank is not installed and operating by July 1, 2023, the installation and operation of the above ground propane tank shall not be allowed under Conditional Use Permit No. 3754. The other uses, however, allowed under Conditional Use Permit No. 3754 including 7,400 square foot food market building, 24 parking spaces, 2 ADA parking spaces, and the sale of beer and wine for off-site consumption may continue operating in accordance with Conditional Use Permit No. 3754, the associated conditions of approval and all applicable Riverside County ordinances, including but not limited to, Ordinance No. 348.

#### Planning-All

Planning-All. 1                                    0010-Planning-All-USE - HOLD HARMLESS

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 [INSERT ALL APPLICATIONS FOR APPROVAL THAT APPLY] or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or

### ADVISORY NOTIFICATION DOCUMENT

#### Planning-All

Planning-All. 1                    0010-Planning-All-USE - HOLD HARMLESS (cont.)  
annul any other decision made by the COUNTY concerning the [INSERT ALL APPLICATIONS FOR APPROVAL THAT APPLY], including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### Transportation

Transportation. 1                    0010-Transportation-USE - COUNTY WEBSITE

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.

Transportation. 2                    0010-Transportation-USE - ENCROACHMENT PERMIT



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                      0010-Transportation-USE - ENCROACHMENT PERMIT  
(cont.)

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

Plan: CUP03754

Parcel: 727182040

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit Not Satisfied

The permit holder shall submit construction/installation permits to the Office of the Fire Marshall.

Planning

080 - Planning. 1 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

Impacts to the Coachella Valley Unified School District shall be addressed in accordance with California State law.

080 - Planning. 2 Gen - Parcel Merger Required Not Satisfied

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be submitted by the permit holder with appropriate application fee to be reviewed and approved by the Transportation Department, Survey Division, and Planning Department. The Parcel Merger shall merge Assessor's Parcel Nos. 727-182-040; 727-182-048. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Scenic Highway Commercial (C-P-S) zone.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT CONTACT Not Satisfied

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (760) 863-8976 for any additional requirements.

090 - E Health. 2 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

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

090 - Planning. 1 0090-Planning-USE - ORD 875 CVMSHCP FEE Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, 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 Conditional Use Permit No. 3758 is calculated to be 0.01 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

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 Conditional Use Permit No. 3754 has been calculated to be 0.01 net acres.

In the event Riverside County Ordinance No. 659 is rescinded and and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Plan: CUP03754

Parcel: 727182040

90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      0090-Planning-USE - ORD NO. 659 (DIF) (cont.)                      Not Satisfied

090 - Planning. 3                      0090-Planning-USE\*- ACCESSIBLE PARKING                      Not Satisfied

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 4                      0090-Planning-USE\*- INSTALL BIKE RACKS                      Not Satisfied

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 5                      0090-Planning-USE\*- PARKING PAVING MATERIAL                      Not Satisfied

A minimum of 24 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Abesud Halum (“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 727-182-040 and 727-182-048 (“PROPERTY”); and,

**WHEREAS**, on July 29, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3754 (“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:  
Abesud Halum  
49765 Harrison Street  
Coachella, CA 92236

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.

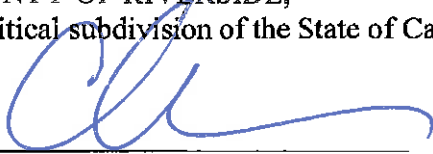
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and 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 TLMA Director – Community Development

Dated: 3/15/18

**PROPERTY OWNER:**  
Abesud Halum

By: \_\_\_\_\_  
Abesud Halum

Dated: \_\_\_\_\_





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## 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: PROPANE TANK EXIST. MARKET

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 9.50(8.)

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: CUPO3754                      DATE SUBMITTED: 7/29/2016

### APPLICATION INFORMATION

Applicant's Name: ABESUD HALUM                      E-Mail: AHALUM@ADL.COM

Mailing Address: 49765 HARRISON STREET  
COACHELLA                      CA                      92236  
City                      State                      ZIP

Daytime Phone No: (760) 275 6567                      Fax No: (760) 836 1065

Engineer/Representative's Name: GERARD GILL                      E-Mail: \_\_\_\_\_

Mailing Address: 86127 ARROWOOD AVENUE  
COACHELLA                      CA                      \_\_\_\_\_  
City                      State                      ZIP

Daytime Phone No: (760) 969-3083                      Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner's Name: ABESUD HALUM                      E-Mail: \_\_\_\_\_

Mailing Address: 49765 HARRISON STREET  
COACHELLA                      CA                      92236  
City                      State                      ZIP

Daytime Phone No: (760) 275 6567                      Fax No: (760) 836 1065

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 LAND USE PROJECT**

Approximate Gross Acreage: 0.75

General location (nearby or cross streets): North of 2nd STREET, South of 3rd STREET, East of DATE PALM St., West of Coahuilla St.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

ADD 11500 Gallon above ground propane tank at existing grocery w/ DECK & WINE SALES

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) 12' x 26' 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: ABESUD HALUM  
Address: 49849 HARRISON A. COACHELLA CA  
Phone number: 760 275 6567  
Address of site (street name and number if available, and ZIP Code): 91200 2nd ST. MECCA CA 92254  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: 727-182-040  
Specify any list pursuant to Section 65962.5 of the Government Code:  
Regulatory Identification number:  
Date of list:

Applicant (1)  Date 1-8-2016  
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**

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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 01.08.2016

Owner/Authorized Agent (2) \_\_\_\_\_

Date \_\_\_\_\_

## 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:

**CONDITIONAL USE PERMIT NO. 3754 – Exempt from the California Environmental Quality Act (CEQA),** Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) – EA42938 – Owner/Applicant: Abesud Halum (Toro Loco Market) – Representative: Edward Lanning – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Commercial Retail (C-R) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of 2<sup>nd</sup> Street, southerly of 3<sup>rd</sup> Street, easterly of Coahuilla Street, and westerly of Date Palm Street – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 3754 proposes to re-entitle an existing single-story 7,400 sq. ft. food store with approximately 22-parking spaces with existing beer and wine sales for off-premises consumption and to entitle a new 1,150 gallon above-ground horizontal propane tank (liquid petroleum) that is 17-feet long and 44-inches wide. The proposed propane tank will be located on a 11-foot by 21-foot concrete pad with bollards within the existing parking lot at the northeast corner of 2<sup>nd</sup> Street and Coahuilla Street. The proposed propane tank is to be located a minimum of 10-feet from existing public walkways.

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **MARCH 21, 2018**  
PLACE OF HEARING: STEVE ROBBINS ADMINISTRATION BUILDING  
COACHELLA VALLEY WATER DISTRICT  
ADMINISTRATION BOARD ROOM  
75515 HOVLEY LANE EAST, PALM DESERT, CA 92211

For further information regarding this project please contact the Project Planner, Jay Olivas, at (760) 863-7050 or e-mail at [jolivas@rivco.org](mailto:jolivas@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). 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: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on March 05, 2018,

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

APN (s) or case numbers CUP03754 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

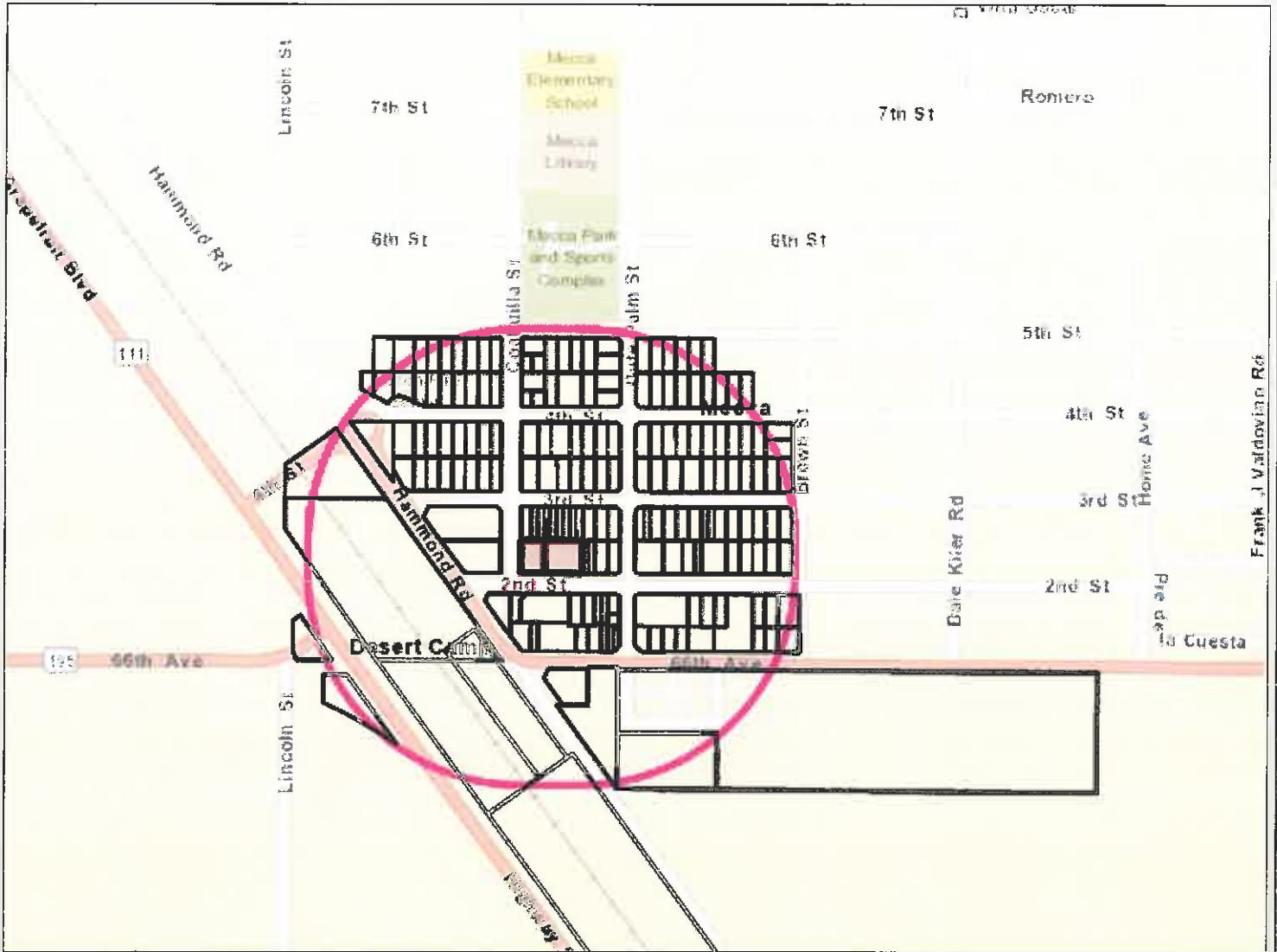
Riverside, Ca. 92502

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






# Riverside County GIS

## CUP03754 ( 1000 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 752 1,505 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... 3/6/2018 8:31:35 AM

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727173053  
SILVIANO TRUJILLO  
ANA BERTHA BRAVO  
MARIA CONCEPCION

P O BOX 192  
MECCA CA 92254

727163001  
ROBERTO T RODRIGUEZ  
TERESA RODRIGUEZ  
P O BOX 183  
MECCA CA 92254

727272034  
CARLOS VIEYRA  
P O BOX 788  
MECCA CA 92254

727272031  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE ASSISTANT DIRECTOR  
P O BOX 1180  
RIVERSIDE CA 92502

727272012  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

727173052  
EFREN BUGARIN  
VERONICA BUGARIN  
P O BOX 242  
MECCA CA 92254

727173029  
ALFONSO Z SERRATO  
MARTHA M SERRATO  
P O BOX 383  
MECCA CA 92254

727163011  
ALEJANDRO J LOPEZ  
EDDIE LOPEZ  
P O BOX 212  
MECCA CA 92254

727163012  
JAMES F BRIGGS  
GLADYS M BRIGGS  
65590 CAHUILLA ST  
MECCA CA 92254

727272013  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

727272007  
CVWD  
P O BOX 1058  
COACHELLA CA 92236

727272010  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

727173043  
NICOLAS T ZAMUDIO  
MARIA GUADALUPE ZAMUDIO  
P O BOX 702  
MECCA CA 92254

727173031  
RICARDO LOPEZ SERRATO  
P O BOX 2395  
MECCA CA 92254

727173045  
ROBERT J LEWIS  
LUCIA P LEWIS  
P O BOX 1112  
MECCA CA 92254

727173048  
EDWARD G LUNA  
MARIA DIANA HOLMES  
E G LUNA  
C/O MARIA DIANA HOLMES  
61070 YUCCA RD  
MTN CENTER CA 92561

727173044  
MARCO LEAL ESGUERRA  
P O BOX 572  
MECCA CA 92254

727173047  
SALVADOR HERNANDEZ  
MARIA HERNANDEZ  
P O BOX 852  
MECCA CA 92254

727173028  
ALFONSO C SERRATO  
MARTHA M SERRATO  
P O BOX 383  
MECCA CA 92254

727173042  
ROSALVA ZAMUDIO  
JOSE MADUENA  
P O BOX 702  
MECCA CA 92254

727173049  
MARTHA M GARCIA  
NATALIE GARCIA  
JOSE G GARCIA  
C/O DANIEL GARCIA  
P O BOX 1036  
MECCA CA 92254

727171044  
SERAFIN RODRIGUEZ BOLANOS  
ROSALINA I BOLANOS  
P O BOX 682  
MECCA CA 92254

727173037  
JAVIER ARREDONDO  
JOSEFINA L ARREDONDO  
P O BOX 1422  
MECCA CA 92254

727171045  
JOSE LUIS INIGUES BOLANOS  
DORA ELIA BOLANOS  
P O BOX 682  
MECCA CA 92254

727171043  
CAROLINA B RODRIGUEZ  
P O BOX 362  
MECCA CA 92254

727173032  
ISIDRO LOPEZ  
MAGDALENA LOPEZ  
P O BOX 2395  
MECCA CA 92254

727173030  
CASIMIRO ZENDEJAS  
ESTHER ZENDEJAS  
P O BOX 554  
MECCA CA 92254

727173041  
EMMA A RODRIGUEZ  
ANGEL H RODRIGUEZ  
RODRIGO RODRIGUEZ  
P O BOX 958  
MECCA CA 92254

727173051  
HECTOR GARCIA GUZMAN  
MARIA DELCARMEN GUZMAN  
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MECCA CA 92254

727173050  
BRENDA VASQUEZ  
ANTONIO VASQUEZ  
ALEJANDRO VASQUEZ

P O BOX 202  
MECCA CA 92254

727171054  
SANTIAGO C LEON  
CONSUELO LEON  
P O BOX 506  
MECCA CA 92254

727173046  
SALVADOR HERNANDEZ  
P O BOX 852  
MECCA CA 92254

727171056  
JESUS J GOMEZ  
HERMELINDA A GOMEZ  
P O BOX 1455  
MECCA CA 92254

727173035  
JESUS DAVID DELGADO  
MARIA ESTHER DELGADO  
P O BOX 1271  
MECCA CA 92254

727173034  
JUAN R CARRASCO  
CONSUELO CARRASCO  
P O BOX 255  
MECCA CA 92254

727171041  
JESUS M CANO  
BENJAMIN M CANO  
C/O C/O BENJAMIN C MORENO  
P O BOX 792  
MECCA CA 92254

727171042  
JOSE ARROYO  
ALEJANDRA ARROYO  
P O BOX 1712  
MECCA CA 92254

727173033  
RAUDEL B RODRIGUEZ  
91327 4TH ST  
MECCA CA. 92254

727173036  
MARIO SALGADO GARCIA  
ROSINE ESQUERRA GARCIA  
MARIO ESQUERRA GARCIA

727171055  
CRISPIN L ZEREGA  
SILVIA C ZEREGA  
P O BOX 1158  
COACHELLA CA 92236

P O BOX 572  
MECCA CA 92254

727171057  
CARMEN GOMEZ  
CLAUDIA EDITH GOMEZ  
P O BOX 637  
MECCA CA 92254

727163034  
YOLANDA R WARSHAW  
51895 AVENIDA MADERO  
LA QUINTA CA 92253

727271020  
MULTI NATIONAL INV  
4213 ALONZO AVE  
ENCINO CA 91316

727191057  
GENERAL TELEPHONE CO OF CALIF  
C/O C/O GTE ATTN GARY WILLIAMS HQCO2G08  
P O BOX 152206  
IRVING TX 75015

727193041  
FAMILY DOLLAR INC  
FD PARTNERS  
C/O C/O REAL ESTATE LEGAL DEPT  
P O BOX 1017  
CHARLOTTE NC 28201

727193036  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727193013  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727193040  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
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727191042  
FERNANDO GONZALEZ  
ALICIA GONZALEZ  
84826 58TH AVE  
THERMAL CA 92274

727191041  
MAXIMILIANO P ORTIZ  
P O BOX 1514  
MECCA CA 92254

727193047  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET PARKS  
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727191048  
JOSE R SANTILLANES  
OFELIA M SANTILLANES  
P O BOX 324  
MECCA CA 92254

727191039  
AARON RUBIO  
PO BOX 1698  
MECCA CA 92254

727182036  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184038  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727182033  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184037  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL POP DIV  
P O BOX 1180  
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727184036  
COUNTY OF RIVERSIDE  
C/O C/O MONICA TIAXCALA  
3403 10TH ST STE 400  
RIVERSIDE CA 92501

727182034  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727182035  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727191031  
OSCAR LOPEZ VILLALON  
P O BOX 1661  
MECCA CA 92254

727182032  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727191034  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
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727182037  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184032  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727182039  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727186005  
STATE OF CALIF  
C/O C/O REAL PROP DIVISION  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

727191046  
JOSE G BAUTISTA  
MARIA T BAUTISTA  
P O BOX 777  
MECCA CA 92254

727184028  
DAMASOJ INC  
91193 2ND ST  
MECCA CA. 92254

727191036  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727191038  
ANSELMO BRAVO  
P O BOX 1506  
MECCA CA 92254

727182048  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727191030  
REBECCA NORTON  
43061 FIORE ST  
INDIO CA 92203

727181008  
EDDIES PLACE INC  
C/O C/O EDDIE LEON  
P O BOX 368  
MECCA CA 92254

727182041  
WERCLEYN AGUILAR FLORES  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727191044  
GRISELDA LOPEZ  
P O BOX 212  
MECCA CA 92254

727182038  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727182046  
DAVID Z HERNANDEZ  
P O BOX 883  
MECCA CA 92254

727182031  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727182047  
ANDRES REYES  
P O BOX 842  
MECCA CA 92254

727191032  
RIGOBERTO SERRATO  
GUILLERMINA VASQUEZ SERRATO  
P O BOX 206  
MECCA CA 92254

727191049  
BLANCHE E SANCHEZ  
C/O C/O YLARIO M SANCHEZ  
P O BOX 1027  
INDIO CA 92202

727184021  
STEVEN EASTVOLD HOLIAN  
163 BRIGGS RANCH DR  
FOLSOM CA 95630

727184035  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727184030  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727182050  
VALDOVINO FELICIANA V ESTATE OF  
C/O C/O FRNAK VALDOVINO  
P O BOX 666  
MECCA CA 92254

727184034  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727182042  
WERCLEYN AGUILAR FLORES  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727191043  
GRISELDA LOPEZ  
P O BOX 212  
MECCA CA 92254

727191061  
MARTIN Z HERNANDEZ  
EVELIA C GARCIA  
PO BOX 475  
MECCA CA 92254

727191050  
JERRY L SALSBUURY  
ROSA H SALSBUURY  
P O BOX 537  
MECCA CA 92254

727191040  
MARIA ALBERTA ALEJOS  
P O BOX 632  
MECCA CA 92254

727191058  
JOSE L MENDEZ  
91326 2ND ST  
MECCA CA. 92254

727184010  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727184011  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727182040  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184031  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727193046  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502



727191035  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727191033  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727191047  
JOSE BAUTISTA  
MARIA BAUTISTA  
P O BOX 777  
MECCA CA 92254

727191060  
FERNANDO GONZALEZ  
ALICIA GONZALEZ  
84826 58TH AVE  
THERMAL CA 92274

727193037  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727193010  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727193028  
FAMILY DOLLAR INC  
FD PARTNERS  
C/O C/O REAL ESTATE LEGAL DEPT  
P O BOX 1017  
CHARLOTTE NC 28201

727193045  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727193044  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727193038  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727193012  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727193042  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727193043  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727193027  
FAMILY DOLLAR INC  
FD PARTNERS  
C/O C/O REAL ESTATE LEGAL DEPT  
P O BOX 1017  
CHARLOTTE NC 28201

727191062  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727181009  
EDDIES PLACE INC  
C/O C/O EDDIE LEON  
48651 HEPBURN DR  
INDIO CA 92201

727184008  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727184033  
REDEVELOPMENT AGENCY CITY OF RIVERSIDE  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727182043  
WERCLEYN AGUILAR FLORES  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727185004  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

727185003  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

727182049  
WERCLEYN AGUILAR FLORES  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727184024  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANE M PARKS  
3525 14TH ST  
RIVERSIDE CA 92501

727184009  
MY DESERT PROP  
C/O C/O MICHAEL LINARES  
72877 DINAH SHORE NO 103  
RANCHO MIRAGE CA 92270

727272030  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727162028  
EVERARDO GONZALEZ  
MARIA LUZ GONZALEZ  
P O BOX 431  
MECCA CA 92254

727163023  
IVAN SUAREZ CARRASCO  
ISRAEL SUAREZ CARRASCO  
JUAN ENRIQUE CARRASCO  
  
P O BOX 255  
MECCA CA 92254

727163021  
CRESENCIANO HUAZANO  
MARTINA HUAZANO  
P O BOX 1541  
MECCA CA 92254

727163026  
TRANQUILINO ARAGON  
TERESA ARAGON  
P O BOX 294  
MECCA CA 92254

727162027  
GILBERTO ARENA GIL  
CONSUELO SANTILLANES GIL  
P O BOX 235  
MECCA CA 92254

727163024  
IVAN SUAREZ CARRASCO  
ISRAEL SUAREZ CARRASCO  
JUAN ENRIQUE CARRASCO

727162018  
PRISCILLA MANANGAN  
PATRICIA ANNA MANANGAN  
P O BOX 283  
MECCA CA 92254

P O BOX 255  
MECCA CA 92254

727162019  
RAFAEL ROMERO  
JUANA L ROMERO  
P O BOX 641  
MECCA CA 92254

727162020  
FRANCISCO M CEJA  
P O BOX 909  
MECCA CA 92254

727162024  
CRISTINO C ROSADO  
ESPERANZA ROSADO  
P O BOX 345  
MECCA CA 92254

727163025  
JOSE MARTIN C AMAYA  
SANDRA MARLENE M TOLEDO  
65545 DATE PALM ST  
MECCA CA. 92254

727163031  
YOLANDA R WARSHAW  
51895 AVENIDA MADERO  
LA QUINTA CA 92253

727165032  
LETICIA SERRATO  
GRISELDA SERRATO  
P O BOX 206  
MECCA CA 92254

727162025  
MARIA R MONTES  
C/O C/O MARIA R PINALES  
P O BOX 548  
MECCA CA 92254

727162022  
JOSE A MUNOZ  
MARY E D MUNOZ  
P O BOX 845  
MECCA CA 92254

727163030  
LOURDES R BORSI  
11319 WILSON MILLS RD  
CHARDON OH 44024

727165042  
DANIEL R MENDEZ  
P O BOX 216  
MECCA CA 92254

727164003  
SOUTHERN PACIFIC TRANSPORTATION CO  
C/O SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

727165040  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727163027  
CESAR ARMANDO HUAZANO  
P O BOX 1541  
MECCA CA 92254

727163032  
ADRIANA CORDOVA  
P O BOX 345  
THERMAL CA 92274

727165027  
MARCEL B PACIBE  
91141 4TH ST  
MECCA CA. 92254

727166032  
JOSE VALENCIA  
GUADALUPE VALENCIA  
P O BOX 1724  
MECCA CA 92254

727161028  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727166023  
ROSAURA G GUZMAN  
MARCO ANTONIO GUZMAN  
P O BOX 314  
MECCA CA 92254

727163033  
JOSE LUIS BOLANOS  
DORA ELIA BOLANOS  
P O BOX 682  
MECCA CA 92254

727162023  
HSBC BANK USA  
C/O C/O VAULT DEPT  
5720 PREMIER PARK DR  
WEST PALM BEACH FL 33407

727162021  
BERTHA VILLARUEL  
3510 LOMBARDY RD  
PASADENA CA 91107

727165025  
JUAN ALBERTO CORDOVA CASTANEDA  
1564 TETON ST  
SAN BERNARDINO CA 92407

727163022  
PABLO R CARRASCO  
50080 KENMORE  
COACHELLA CA 92236

727162026  
DELIA SANTILLANES  
ISMAEL G SANTILLANES  
P O BOX 1518  
MECCA CA 92254

727163019  
DANIEL G MARTINEZ  
ROSALINA J MARTINEZ  
P O BOX 664  
MECCA CA 92254

727165034  
HORTENCIA RAMOS  
P O BOX 2311  
MECCA CA 92254

727166026  
NOEMI R DENNIS  
C/O PMB 114  
806 INNERNESS DR  
RANCHO MIRAGE CA 92270

727171034  
FERNANDO OLIVARES  
41339 FARMER CT  
INDIO CA 92203

727171033  
WERCLEYN AGUILAR  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727165024  
GLORIA AMBRIZ  
P O BOX 222  
MECCA CA 92254

727163020  
DANIEL G MARTINEZ  
ROSALINA J MARTINEZ  
P O BOX 664  
MECCA CA 92254

727162029  
MIGUEL MONCADA  
MARIA E MONCADA  
P O BOX 1191  
MECCA CA 92254

727162030  
MARIANA S ROSADO  
83565 SHADOWROCK DR  
COACHELLA CA 92236

727165026  
ROSARIO T QUINDAG  
FERNANDO HERRERA  
P O BOX 1118  
MECCA CA 92254

727166033  
IRASEMA GUZMAN  
20633 FREEPORT DR  
RIVERSIDE CA 92508

727166024  
ADALBERTO ORTIZ  
PO BOX 2051  
INDIO CA 92202

727165031  
ENRIQUE VASQUEZ MARTINEZ  
ESPERANZA G VASQUEZ  
PO BOX 247  
MECCA CA 92254

727165029  
JAIME ELENES  
CARMEN ELENES  
MARIA ESTELA AGUILAR  
  
P O BOX 2384  
MECCA CA 92254

727162033  
ERNEST L LUJAN  
ANGELIC R LUJAN  
P O BOX 696  
MECCA CA 92254

727166029  
J GUADALUPE AGUILAR RODRIGUEZ  
EVANGELINA AVILA GUTIERREZ  
PO BOX 3006  
MECCA CA 92254

727161030  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727162036  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727171052  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

727171050  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

727166027  
BERTHA MURILLO  
FERNANDO MURILLO  
RODOLFO MURILLO  
  
P O BOX 834  
MECCA CA 92254

727166021  
JUANA DELGADO  
P O BOX 878  
MECCA CA 92254

727166022  
INRI A TORRES  
80346 WHITEHAVEN DR  
INDIO CA 92203

727165028  
LETICIA CASTELLANOS  
P O BOX 1510  
MECCA CA 92254

727161023  
JORGE HERNANDEZ  
AILEEN HERNANDEZ  
PO BOX 883  
MECCA CA 92254

727171049  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

727166036  
EFREN BUGARIN RUIZ  
P O BOX 242  
MECCA CA 92254

727166030  
ISMAEL G LUA  
GLORIA C LUA  
P O BOX 742  
MECCA CA 92254

727165036  
GABRIEL ALEJO  
OLINDA H ALEJO  
C/O C/O OLINDA ALEJO  
P O BOX 874  
MECCA CA 92254

727165043  
LADISLAO RAMIREZ  
ISABEL MEZA RAMIREZ  
P O BOX 386  
MECCA CA 92254

727171051  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

727166028  
REYNALDO HERNANDEZ  
91218 3RD ST  
MECCA CA. 92254

727166034  
RITA MURILLO  
CLAUDIO MURILLO  
MARTHA MURILLO  
  
P O BOX 834  
MECCA CA 92254

727166035  
MANUEL RODRIGUEZ  
LIJZ E RODRIGUEZ  
P O BOX 1092  
MECCA CA 92254

727165035  
IGNACIO VASQUEZ ARELLANO  
CRISTIAN V ARELLANO  
BERNARDO G VASQUEZ  
  
P O BOX 2013  
MECCA CA 92254

727162035  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727165021  
LEONARDO GONZALEZ MENDOZA  
P O BOX 1895  
MECCA CA 92254

727165022  
ROSA M SALCIDO  
DIANA BAEZA MUELA  
P O BOX 472  
MECCA CA 92254

727165030  
IGNACIO VASQUEZ ARELLANO  
CRISTIAN V ARELLANO  
P O BOX 2013  
MECCA CA 92254

727184040  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727184039  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant Director of TLMA

## NOTICE OF EXEMPTION

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  
 77588 El Duna Ct Palm Desert, CA 92211

Project Title/Case No.: Conditional Use Permit No. 3754

Project Location: In the unincorporated area of Riverside County, more specifically located

Project Description: CONDITIONAL USE PERMIT No. 3754 proposes to re-entitle an existing, permitted, single-story, 7,400-square-foot building containing a food market and existing beer and wine sales for off-premises consumption and including approximately 24 parking spaces. It also proposes to entitle a new, 1,150-gallon, above-ground horizontal propane tank (liquid petroleum) that is 44 inches wide by 17 feet long. The proposed propane tank will be located on an 11 foot by 21 foot concrete pad with bollards within the existing parking lot at the northeast corner of 2<sup>nd</sup> Street and Coahuilla Street.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Abesud Halum 49765 Harrison Street Coachella, CA 92236

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15301 & 15303)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

Pursuant to State CEQA Guidelines Section 15301 (Existing Facilities – Class 1) and Section 15303, the proposed project to continue entitlements for an existing 7,400 square foot food market building and to add a proposed propane tank (liquid petroleum) of 44-inches wide by 17-feet long on an 11-foot by 21-foot existing concrete pad is categorically exempt from CEQA in that:

i. Section 15301 provides that projects may be categorically exempt that entail the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures or facilities with negligible or no expansion of an existing use (Class 1). Examples include additions to existing structures which will not result increase more than 50 percent of floor area. Since the existing food market is to remain at 7,400 square feet with previous building permits, and proposed minor addition a 1,150-gallon above ground fuel tank with 35 square feet of coverage area near an existing improved street corner and requirements for compliance with construction and fire prevention codes for the new propane tank, along with minimum 10-foot setbacks from public walkways, maximum five-foot tank heights and proposed steel bollards, the project is categorically exempt under the Class 1 exemption.

ii. Section 15303 provides that the new construction of accessory structures such as garages, carports, patios, and fences. The proposed 1,150-gallon horizontal above-ground propane tank is accessory to the existing food market building, and is limited to 35 square feet of site coverage on an existing 231 square foot concrete pad. Additionally, the propane tank addition will be located on flat topography on existing concrete pad in an urban environment, which will therefore, not create an unusual circumstance. Additionally, any potential liquefaction impacts on the project site due to the lower sea level elevations of the Mecca Town Site are fully addressed due to required compliance with building and fire prevention related construction and operational codes. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the existing food market building with parking lot is pre-existing and only minor construction with the new propane tank is proposed. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment. The project site is not located on a site included on any list compiled pursuant to Section 65962.5 of the Government Code and there are no historic resources located onsite or that will be affected by the project. Therefore, the proposed project is also exempt under the Class 3 exemption, and no exceptions to the exemptions apply.

Jay Olivas, Project Planner 760-863-8271  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date  
Project Planner March 9, 2018

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1602510

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: ABESUD HALUM \$50.00  
paid by: CK 0725  
paid towards: CFG06305 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42938 / CUP03754  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Jul 29, 2016 14:24  
ELMARQUE posting date Jul 29, 2016

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

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)