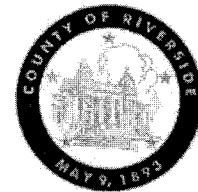


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
17.1
(ID # 4497)

MEETING DATE:

Tuesday, June 20, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing Item - GENERAL PLAN AMENDMENT NO. 1176 – CEQA Exempt – Sisters of the Company of Mary Our Lady – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2-acre minimum) - Location: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenita Olgita, and westerly of Avenida Bordeaux – 17.07 acres – Zoning: Residential Agricultural-2.5 Acre Minimum (R-A-2.5) - REQUEST: Proposal to amend the boundary of the Temecula Valley Wine Country Policy Area by removing approximately 17 acres from the Policy Area. APN: 951-030-055 [Applicant Fees 100%]

RECOMMENDED MOTION: Staff and the Planning Commission Recommend that the Board of Supervisors:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3) based on the findings and conclusions incorporated in the staff report; and,

ACTION: Policy

Charissa Leach, Assistant TLMA Director

6/8/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: June 20, 2017
xc: Planning

Kecia Harper-Ihem
Clerk of the Board

By:

Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION: Staff and the Planning Commission Recommend that the Board of Supervisors:

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1176 amending the Temecula Valley Wine Country Policy Area boundary by removing one parcel identified as Assessor's Parcel Number 951-030-055, totaling 17.07 gross acres, from the General Plan's Figure 4: Southwest Area Plan Overlays and Policy Areas and Figure 4B: Temecula Valley Wine Country Policy Area with Districts; based on the findings and conclusions incorporated in the staff report; and pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The General Plan Amendment No. 1176 (GPA No. 1176) proposes to amend the Temecula Valley Wine Country Policy Area boundary by removing one parcel, totaling 17.07 gross acres, from the Temecula Valley Wine Country Policy Area Boundary as shown on Figure 4B of the Riverside County General Plan. Pursuant to Southwest Area Plan (SWAP) Policy 1.1, any privately proposed boundary change to the Temecula Valley Wine Country Policy Area is subject to the Foundation Component Amendment process. The project site is located north of Avendida Lestonnac, south of Rancho California Road, east of Olgita Avenue, west of Bordeaux Avenue and within the Southwest Area Plan.

The Planning Commission heard the project on May 17, 2017. After taking public testimony, the Planning Commission closed the public hearing and recommended with a 5-0 vote that the Board of Supervisors find GPA No. 1176 exempt from CEQA and approve GPA No. 1176.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

SUPPLEMENTAL:

Contract History and Price Reasonableness

N/A

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Additional Fiscal Information

All fees are paid by the applicant. No General Fund dollars will be used.


ATTACHMENTS:

- A. Planning Commission Minutes**
- B. Planning Commission Memo**
- C. Planning Commission Staff Report**


Tina Grande, Principal Management Analyst 6/13/2017

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Deborah Bradford
Planning Commission: May 17, 2017

General Plan Amendment No. 1176
CEQA Exempt
Applicant: Sisters of the Company of Mary our Lady
Engineer/Representative: Markham Development Management Group



Charissa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1176 (Foundation Component Amendment) proposes to amend the Temecula Valley Wine Country Policy Area boundary by removing one parcel, totaling 17.07 gross acres, from the Temecula Valley Wine Country Policy Area Boundary as shown on Figure 4B of the Riverside County General Plan. Pursuant to Southwest Area Plan (SWAP) Policy 1.1, any privately proposed boundary change to the Temecula Valley Wine Country Policy Area is subject to the Foundation Component Amendment process. The project site is located north of Avendida Lestonnac, south of Rancho California Road, east of Olgita Avenue, west of Bordeaux Avenue and within the Southwest Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was applied on March 16, 2016, during the 2016 General Plan Review Cycle application period. The Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1176 on January 31, 2017. The GPIP report package is included with this report. GPA No. 1176 is now being taken forward for consideration.

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 April 12, 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. As of May 1, 2017 we have not received any consultation requests from the noticed Tribes. July 11, 2017 will conclude the 90 day consultation request period.

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.

General Plan Amendment Findings

This project includes a Regular Foundation Component Amendment. A Regular Foundation Component Amendment application is allowed to be submitted only during a General Plan Review Cycle, which is every eight (8) years. This project was submitted on March 16, 2016, within the 2016 General Plan Review

Cycle application period. A Regular Foundation Component Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Component Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings with final approval by Board resolution.

The Administration Element of the Riverside County General Plan and Article II, Section 2.5 of Ordinance No. 348 provides that three (3) findings must be made for the approval of a Regular Foundation Component Amendment.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural Community (RC) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | N/A |
| 3. Existing General Plan Land Use (Ex #6): | Estate Density Residential (EDR) (2-acre minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | N/A |
| 5. Surrounding General Plan Land Use (Ex #5): | Agricultural (AG, 10-acre minimum) to the north, east and south and the City of Temecula to the west. |
| 6. Existing Zoning (Ex #3): | Residential Agricultural, 2 ½ -acre minimum (R-A-2½) |
| 7. Proposed Zoning (Ex #3): | N/A |
| 8. Surrounding Zoning (Ex #3): | Citrus/Vineyard, 10-acre minimum (CV-10) to the north, Residential Agricultural, 2 ½ -acre minimum (R-A-2½) to the east and south and the City of Temecula to the west. |
| 9. Existing Land Use (Ex #1): | School |
| 10. Surrounding Land Use (Ex #1): | Vacant land and a winery to the north, single-family residential to the east, south and west. |
| 11. Project Size (Ex #1): | Total Acreage: 17.07 Acres |
| 12. Environmental Concerns: | Exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3). |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2017-002 recommending adoption of General Plan Amendment No. 1176 to the Riverside County Board of Supervisors;

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) based on the findings and conclusions incorporated in the staff report; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1176 amending the Temecula Valley Wine Country Policy Area boundary by removing one parcel identified as Assessor's Parcel Number 951-030-055, totaling 17.07 gross acres, from the General Plan's Figure 4B: Temecula Valley Wine Country Policy Area With Districts; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

FINDINGS:

1. The project site is designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) on the Southwest Area Plan.
2. The project site is surrounded by properties which are designated Agriculture (AG) to the north, east, and south and the City of Temecula to the west.
3. The project site is currently located within the Temecula Valley Wine Country Policy Area – Residential District.
4. The project site is located on the edge of the western boundary of the Temecula Valley Wine Country Policy Area, and is adjacent to properties within the Temecula Valley Wine Country Policy Area – Winery District to the north, the Temecula Valley Wine Country Policy Area – Residential District to the east and south, and the City of Temecula to the west.
5. In order to approve General Plan Amendment No. 1176 (GPA No. 1176), the following findings need to be made: a) new conditions or circumstances disclosed during the review process justify modifying the General Plan, b) that the modifications do not conflict with the overall Riverside County Vision, and c) 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. The property owner is requesting the subject property be removed from the Temecula Valley Wine Country Policy Area because they were not aware of the Plan's adoption in 2014, which added the property to the Temecula Valley Wine Country Policy Area. Following the Plan's adoption, the property owner began discussions with County staff regarding the property's inclusion in the Plan and whether it was appropriate. The subject property was never within the boundaries of the previous Citrus/Vineyard (C/V) Policy Area, which was replaced by the new Temecula Valley Wine Country Policy Area. The property is also located on the outer edge of the western boundary of the Temecula Valley Wine Country Policy Area, and bordered by Butterfield Stage Road and Ave Lestonnac. Additionally, the school existed on the property prior to the Plan's adoption. Based on the above, removing the property from the Temecula Valley Wine Country Policy Area will not frustrate the Wine Country Community Plan's objectives of preserving and enhancing the area's viticulture potential, rural lifestyle and equestrian activities. Therefore, it is appropriate to remove the subject site from the boundary of the Temecula Valley Wine Country Policy Area.
 - b. *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, and promote and preserve the distinctive character of this unique area within the Southwestern Area Plan. Removing the property from the Temecula Valley Wine Country Policy Area will not conflict with this vision or the purpose of the Policy Area because the subject property is already developed with a school that existed before the adoption of the Wine County Community Plan. The site is also located on the outer edge of the Policy Area's boundary, and only involves 17 acres of the approximately 17,000 acres that are within the Policy Area. Therefore, even with the removal of the property, this area within the Temecula Valley Wine Country Policy Area can develop in a manner that promotes and preserves this community's unique character.

- c. *Internal Consistency* – Staff has reviewed this proposed amendment, in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this amendment does not result in an internal consistency in the General Plan Elements.
6. The zoning for the subject site is Residential Agricultural, 2 ½ -acre minimum (R-A-2½).
7. The project site is surrounded by properties which are zoned Citrus/Vineyard, 10-acre minimum (CV-10) to the north, Residential Agricultural, 2 ½ -acre minimum (R-A-2½) to the east and south and the City of Temecula to the west.
8. This project is not located within Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan.
9. The proposed project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) – the Common Sense Exemption - provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

GPA No. 1176 only modifies the boundary of the Temecula Valley Wine Country Policy Area shown on Figure 4B in the County's General Plan by removing the subject property from this Policy Area. GPA No. 1176 will return the property to the same status as it was prior to the adoption of the Wine Country Community Plan. The amendment will not result in a change to the existing underlying land use designation of Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). The approval of GPA No. 1176 does not permit any development on the proposed site, and will not result in direct physical change to the environment. As a result, it can be seen with certainty that there is no possibility that GPA No. 1176 may have a significant direct, indirect or cumulative physical effect on the environment.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Estate Density Residential (2-acre minimum) Land Use, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the R-A-2 ½ (Residential-Agricultural) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP"); or
 - b. An Airport Influence Area ("AIA"); or
 - c. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - d. A "High" wildfire hazard zone; or
 - e. A County Service Area; or
 - f. A Fault Zone.
3. The project site is located within:
 - a. The Temecula Valley Wine Country Policy Area; and
 - b. In or partially within a Stephen Kangaroo Rat Fee Area; and
 - c. In an area susceptible to subsidence; and
 - d. Within the Temecula Valley Unified School District
4. The project site is currently designated as Assessor's Parcel Number: 951-030-055.

RESOLUTION 2017-002
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1176

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 May 17, 2017, 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 May 17, 2017, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities); and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1176** amending the Southwest Area Plan Figures 4 and 4B of the General Plan by removing approximately 17.07 gross acres located on assessor's parcel number 951-030-055 from the Temecula Valley Wine Country Policy Area, in accordance with Exhibit 6, based on the findings and conclusions incorporated in the staff report.

RIVERSIDE COUNTY PLANNING DEPARTMENT GPA01176

Supervisor: Washington
District 3

Date Drawn: 07/15/2016
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan (GPA) which was based on the findings of the 2001-2002 General Plan Update. This map was prepared for informational purposes only. It does not constitute a final decision or approval of any project. For more information, please contact the Planning Department at (951) 261-5200, (951) 261-5205, (951) 261-5206 or at 1100 Main Street, Riverside, CA 92501.

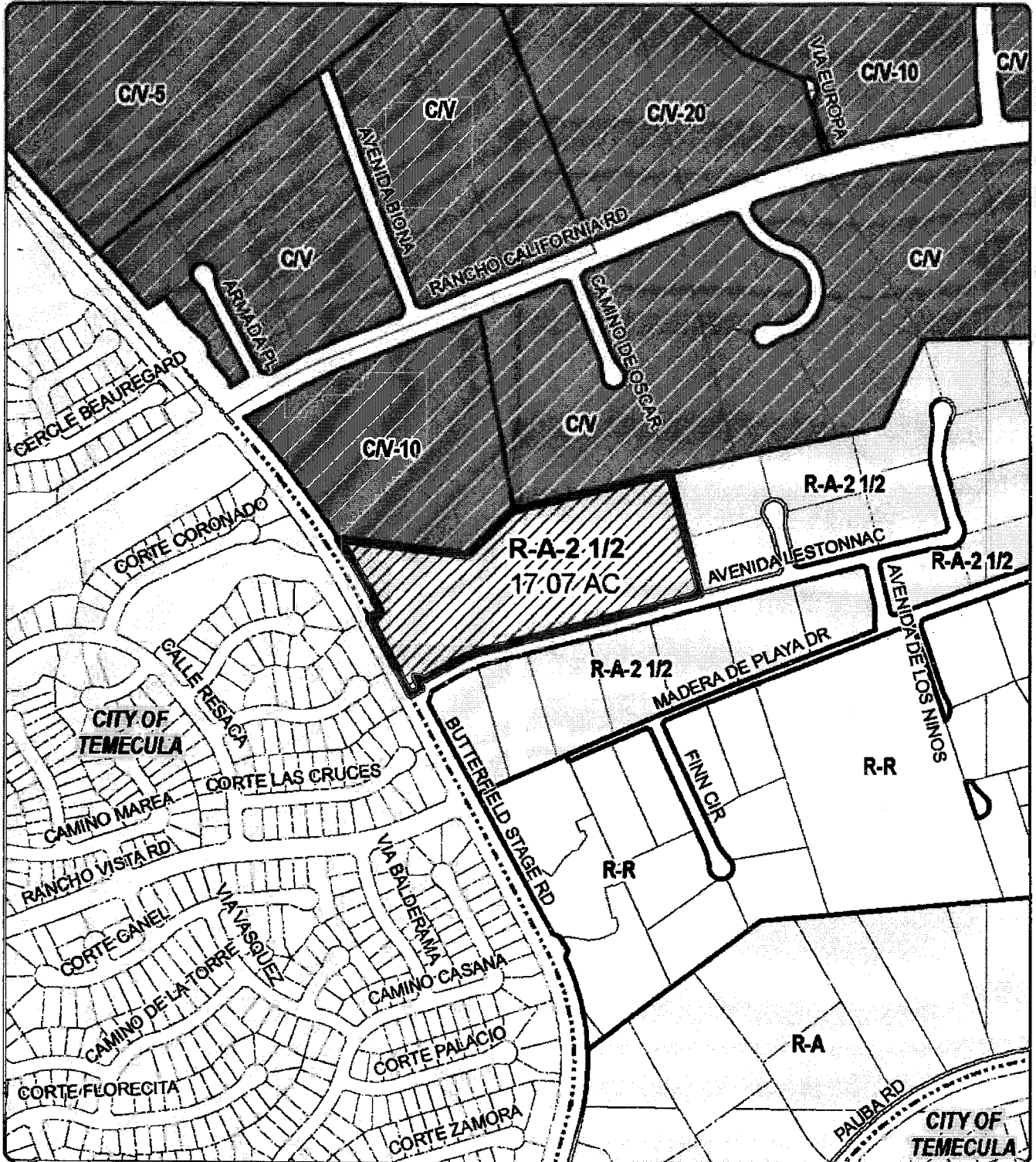
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01176

EXISTING ZONING

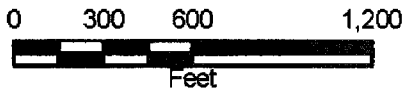
Supervisor: Washington
District 3

Date Drawn: 07/15/2016
Exhibit 2



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)965-3200 (Western County) or in Palms Desert at (760)963-8277 (Eastern County) or Website <http://planning.rctimes.org>

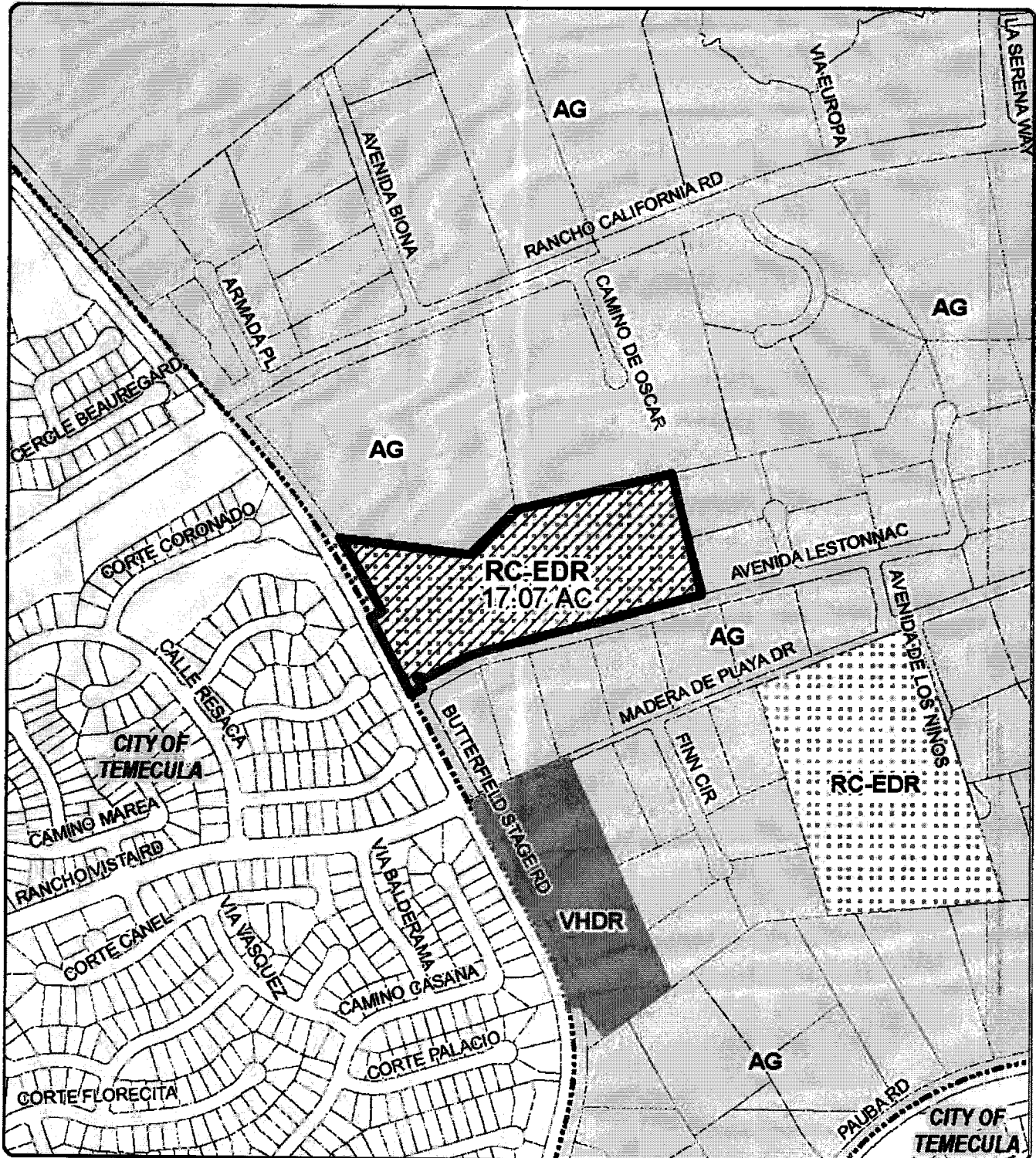
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01176

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 07/15/2016
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

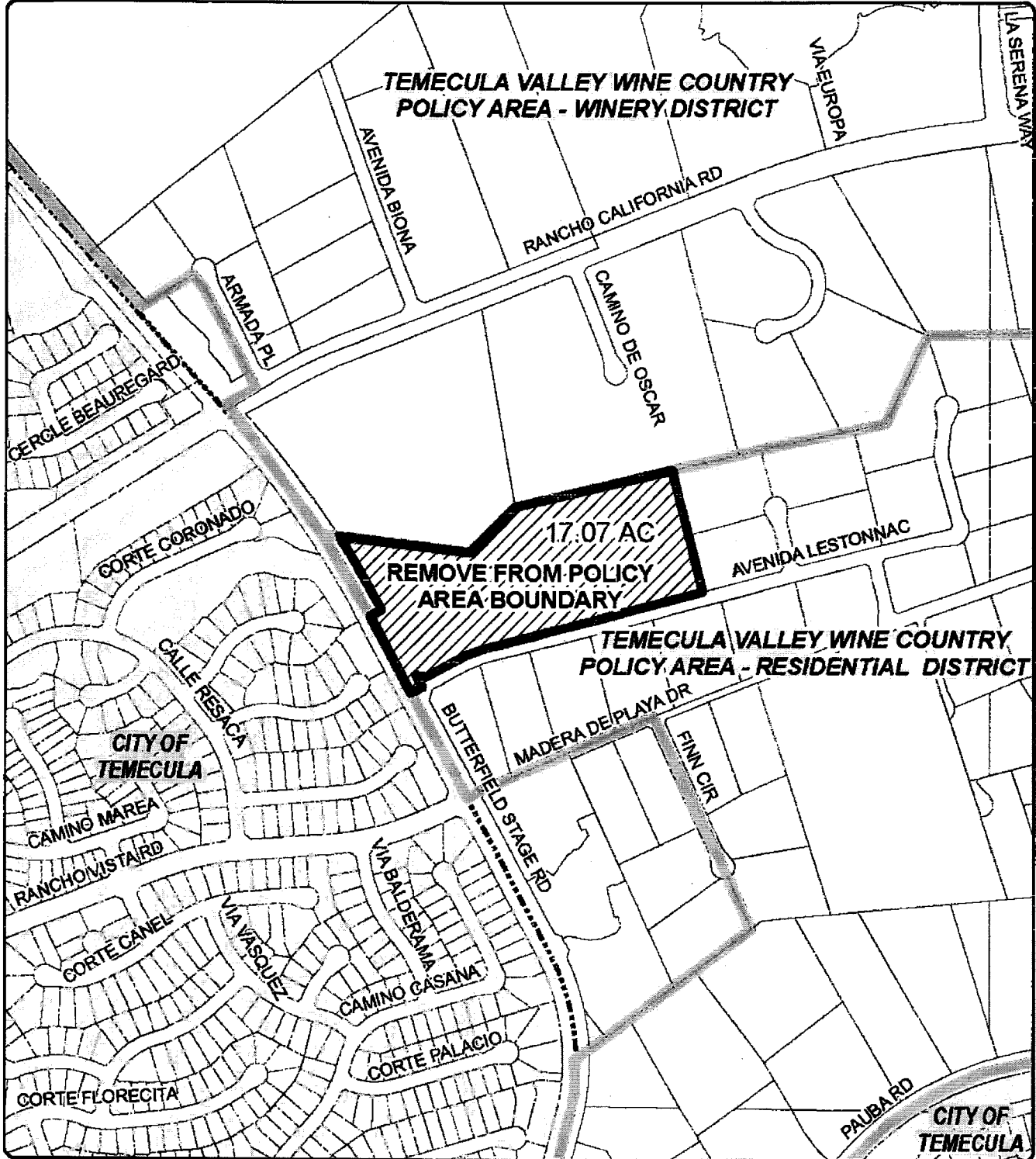
GPA01176

POLICY AREA MAP

Supervisor: Washington
District 3

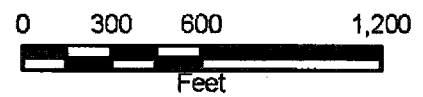
Date Drawn: 07/15/2016

Exhibit 8

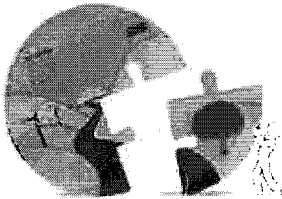


Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

Location: Northerly of Avenida Lestonnac, easterly of Butterfield Stage Road, southerly of Rancho California Road and westerly of Avenida Bordeaux

Request: **General Plan Amendment No. 1176** proposes to remove the subject property from the Temecula Valley Wine Country Policy Area – Residential District.

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 July 11, 2017.

Sincerely,
Riverside County Planning Department

Heather Thomson

Cont. Next Page

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

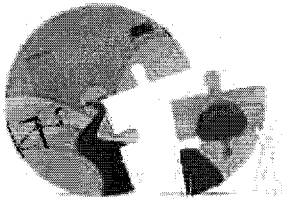
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Pg. 2

**Heather Thomson M.A, RPA
County Archaeologist**

**Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org**



RIVERSIDE COUNTY **PLANNING DEPARTMENT**

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. 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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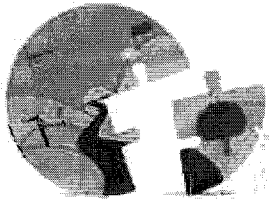
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"Planning Our Future... Preserving Our Past"

Pg. 2

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Vice Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. 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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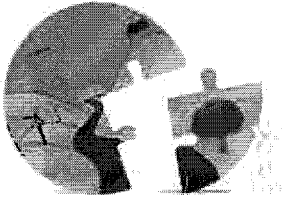
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Pg. 2

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 2017

Ewiiapaayp Tribal Office
Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC; EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

Location: Northerly of Avenida Lestonnac, easterly of Butterfield Stage Road, southerly of Rancho California Road and westerly of Avenida Bordeaux

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Sincerely,
Riverside County Planning Department

Heather Thomson

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

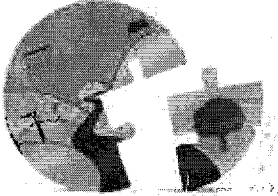
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. 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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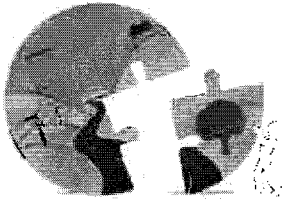
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County Archaeologist**

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. 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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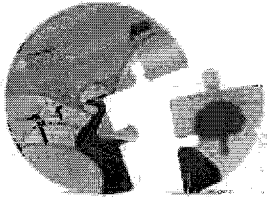
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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Tribal Administrator,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. 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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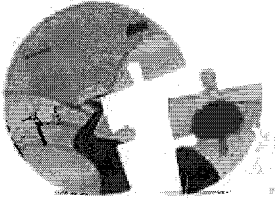
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Heather Thomson M.A, RPA
County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. 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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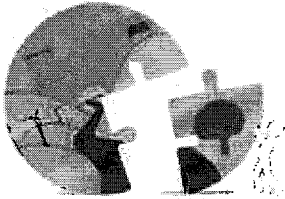
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County Archaeologist**

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Email CC: Deborah Bradford, Dbradfor@rivco.org**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. 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

Heather Thomson

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**Heather Thomson M.A, RPA
County Archaeologist**

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. 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

Heather Thomson

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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

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson,

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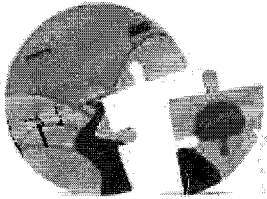
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Email CC: Deborah Bradford, Dbradfor@rivco.org**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. 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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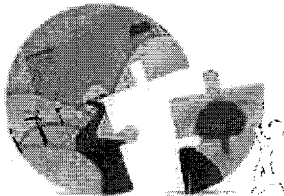
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. 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

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson,

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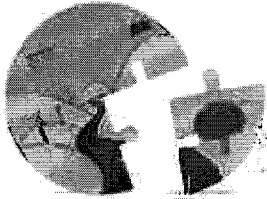
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Tribal Historic Preservation Officer,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. 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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Request: **General Plan Amendment No. 1176** proposes to remove the subject property from the Temecula Valley Wine Country Policy Area – Residential District.

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 July 11, 2017.

Sincerely,
Riverside County Planning Department

Heather Thomson

Cont. Next Page

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

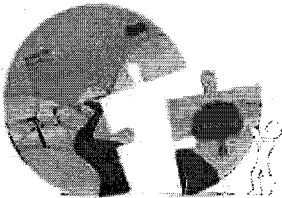
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"Planning Our Future... Preserving Our Past"

Pg. 2

**Heather Thomson M.A, RPA
County Archaeologist**

**Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Tribal Council,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

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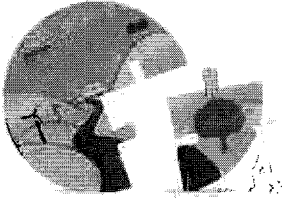
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County Archaeologist**

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

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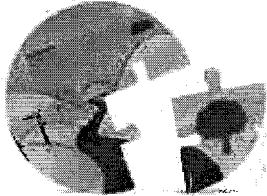
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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community; Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

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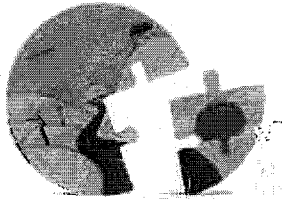
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County Archaeologist**

**Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1176 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum)

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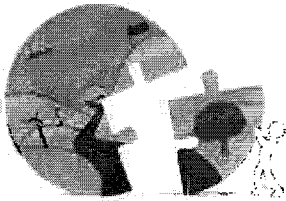
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County Archaeologist

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Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 12, 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. 1176**

Dear Chairperson

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1176**. 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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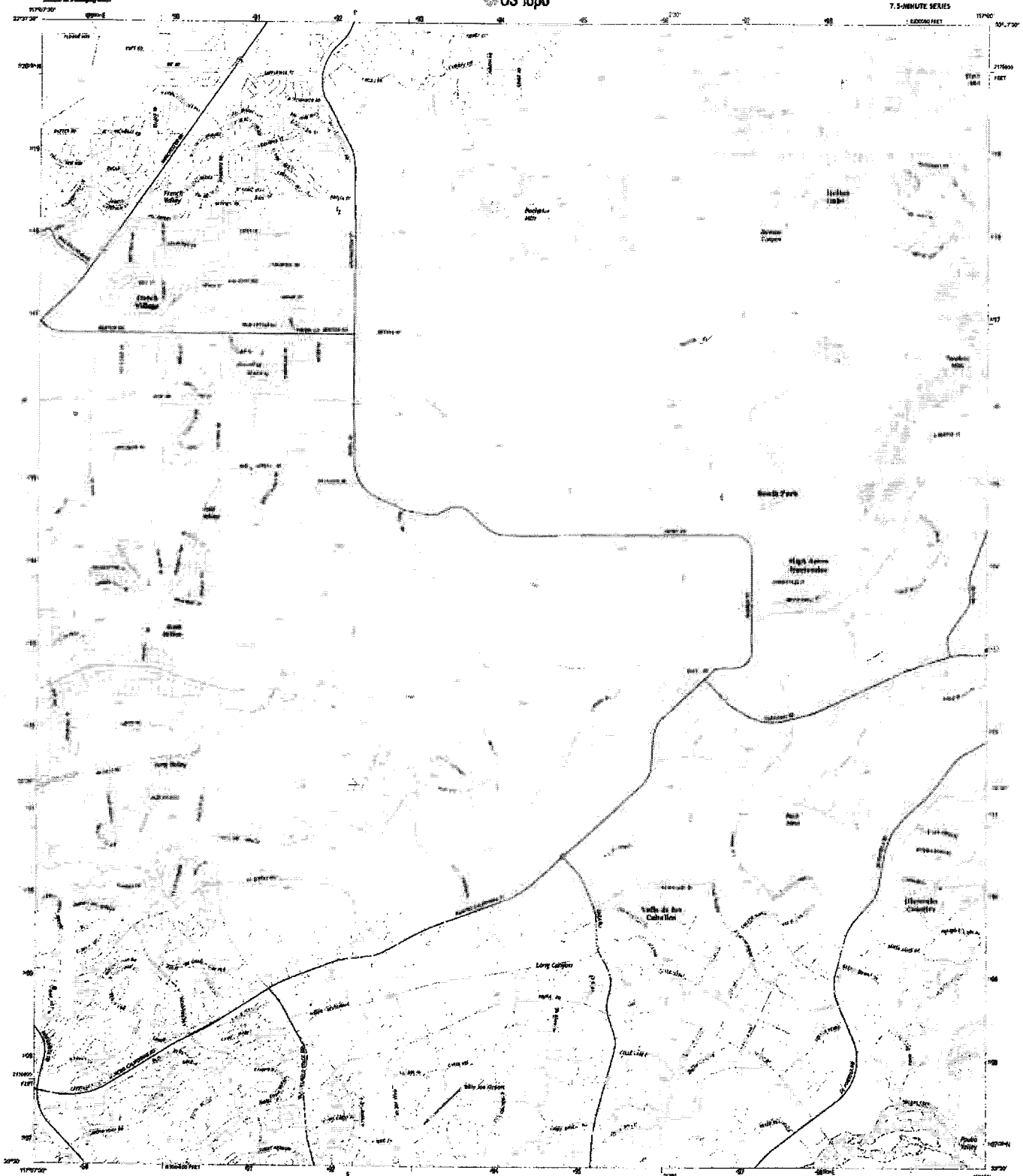
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U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

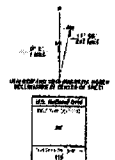


BACHELOR MOUNTAIN QUADRANGLE
CALIFORNIA-RIVERSIDE CO.
7.5-MINUTE SERIES



Produced by the Unit of State Geological Survey
North American Datum of 1983 (NAD83)
Vertical datum based on 1985 datum, projection and
1:50,000 scale. Contour Interval: 20 feet. 1985
14 and 15 are CA State Plane Coordinates (SPCS) of NAD 83 datum.

This map is a legal document. Boundary lines are to
be considered as such only when they are accompanied
by a survey or other data. All other information is for
reference only.



ROAD CLASSIFICATION

Expressway	Local Expressway
Secondary Hwy	Local Road
Trunk	Trail
State Route	State Route
	State Route

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30

BACHELOR MOUNTAIN, CA
2015



CONTOUR INTERVAL 20 FEET
NORTH AMERICAN DATUM OF 1983
This map was produced in cooperation with the
National System of Geographic Information, 2011.
A vertical file number with this product is available within 60.44

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082
(760) 297-2635 Fax:(760) 749-2639



April 7, 2017

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: General Plan Amendment No. 1218

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the General Plan Amendment No. 1218 and we thank you for the consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people however, it is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer this project to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are located closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple
Manager
Rincon Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Tishmall Turner
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01176

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Saint Jeanne de Lestonnac School

Contact Person: Sister Ernestine Velarde, odn E-Mail: ernestineodn@gmail.com

Mailing Address: 16791 E. Main Street
Tustin CA 92780
City State ZIP

Daytime Phone No: (951) 587-2505 Fax No: (951) 587-2515

Engineer/Representative Name: Markham Development Management Group

Contact Person: Larry R. Markham E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 207 Fax No: (951) 296-3476

Property Owner Name: Sisters of the Company of Mary Our Lady

Contact Person: Sister Ernestine Velarde, odn E-Mail: ernestineodn@gmail.com

Mailing Address: 16791 E. Main Street
Tustin CA 92780
City State ZIP

Daytime Phone No: (951) 587-2505 Fax No: (951) 587-2515

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Palm Desert, California 92211
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**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Sister Leticia Salazar
PRINTED NAME OF PROPERTY OWNER(S)

Sister Leticia Salazar, odu
SIGNATURE OF PROPERTY OWNER(S)

Sister Ernestine Velarde, odu
PRINTED NAME OF PROPERTY OWNER(S)

Sister Ernestine Velarde, odu
SIGNATURE OF PROPERTY OWNER(S)

Sister Ernestine Velarde, odu

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): 951-030-055

Approximate Gross Acreage: 17.07 acres

General location (nearby or cross streets): North of Avenida Lestonnac, South of Rancho California Rd., East of Ave. Olgita, West of Ave. Bordeaux

Existing General Plan Foundation Component(s): Rural Community - Wine Country Policy Area

Proposed General Plan Foundation Component(s): Rural Community

Existing General Plan Land Use Designation(s): RC -EDR, Wine Country Policy Area

Proposed General Plan Land Use Designation(s): RC - EDR

General Plan Policy Area(s) (if any): Temecula Wine Country

Existing Zoning Classification(s): R-A-2 1/2

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

Remove the existing inconsistent use from the Wine Country Community Plan

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). PUP 00786
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA37164 & 41736 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): GEO02042

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	X	
Gas Company	X	
Telephone Company	X	
Water Company/District	X	

**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?	
Sewer District		Yes	No
		X	

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_Viewer/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) _____ Date _____

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

See attached

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.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/21/2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers GPA01176 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Bradford 4/21/17

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:

GENERAL PLAN AMENDMENT NO. 1176 – Exempt from the California Environmental Quality Act (CEQA) – Section 15061(b)(3) (General Rule) and 15301 (existing Facilities) – Sisters of the Company of Mary Our Lady – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2-acre minimum) – Location: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – 17.07 acres – Zoning: Residential Agricultural (2.5 Acre Minimum) (R-A-2.5) – **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one (1) parcel, totaling 17.07 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **MAY 17, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Deborah Bradford, Project Planner at 951-955-6646 or e-mail 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-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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

GPA01176 (600 feet buffer)



Selected Parcels

951-030-011	951-040-025	954-182-025	954-192-041	954-182-035	954-291-019	954-192-008	954-192-029	954-192-038	954-182-016
954-182-032	954-182-034	954-182-030	954-192-010	951-030-003	954-192-037	951-030-012	954-192-017	954-192-034	951-030-053
954-182-033	954-192-040	954-192-020	954-182-026	951-030-010	954-192-014	954-182-018	954-192-009	954-192-013	954-192-039
954-192-021	954-182-031	951-040-008	954-182-027	954-192-031	954-192-011	951-030-052	951-020-008	954-192-018	954-291-020
954-192-006	954-192-030	954-192-012	954-182-036	954-182-029	951-020-003	951-070-011	951-070-001	954-192-007	951-040-009
954-192-019	954-192-028	954-182-017	954-182-020	954-192-035	951-070-010	954-182-015	951-030-055	951-030-054	954-192-027
954-182-024	951-030-009	954-192-016	954-192-036	954-192-042	954-182-019	954-192-015	951-020-007	954-192-032	954-060-002
954-182-006	951-040-002	951-040-003	951-040-018	954-182-028	954-182-014	954-192-033			



900 450 0 900 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.

ASMT: 951020003, APN: 951020003
MEI KAO
11 F 477 MING SHUI RD
TAIPEI TAIWAN ROC

ASMT: 951030012, APN: 951030012
KRISTIN QUINTANILLA, ETAL
41575 AVENIDA BORDEAUX
TEMECULA, CA. 92592

ASMT: 951020007, APN: 951020007
THORNTON WINERY
P O BOX 9008
TEMECULA CA 92589

ASMT: 951030052, APN: 951030052
CARRIE HAN, ETAL
32575 AVENIDA LESTONNAC
TEMECULA, CA. 92592

ASMT: 951020008, APN: 951020008
CAPITAL, ETAL
14053 VALLEY FORGE CT
FONTANA CA 92336

ASMT: 951030053, APN: 951030053
GRETCHEN SCHORR
32621 AVENIDA LESTONNAC
TEMECULA CA 92590

ASMT: 951030003, APN: 951030003
ERIC JACOBSON
41519 AVENIDA BORDEAUX
TEMECULA, CA. 92592

ASMT: 951030055, APN: 951030055
SISTERS OF CO OF MARY OUR LADY
16791 E MAIN ST
TUSTIN CA 92780

ASMT: 951030009, APN: 951030009
JENNIFER MANFREDI, ETAL
P O BOX 890880
TEMECULA CA 92589

ASMT: 951040003, APN: 951040003
VTR TEMECULA LAND
C/O ALTUS GROUP US INC NO 8295
21001 N TATUM 1630 630
PHOENIX AZ 85050

ASMT: 951030010, APN: 951030010
SUZANNE OESTERLING, ETAL
32789 AVENIDA LESTONNAC
TEMECULA, CA. 92592

ASMT: 951040008, APN: 951040008
PATRICIA JONES, ETAL
130 ACACIA WAY
CORONADO CA 92118

ASMT: 951030011, APN: 951030011
ACHALA DORAISWAMY, ETAL
32831 AVENIDA LESTONNAC
TEMECULA, CA. 92592

ASMT: 951040009, APN: 951040009
MONIKA SHAHAM
3496 SPRINGHILL CT
LAFAYETTE CA 94549

ASMT: 951040018, APN: 951040018
VTR TEMECULA
C/O ALTUS GRP US INC NO 8295
21001 N TATUM NO 1630 630
PHOENIX AZ 85050

ASMT: 954182014, APN: 954182014
SUSAN LASKI, ETAL
32340 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 951040025, APN: 951040025
KAMRAN QURESHI, ETAL
C/O WASEF ATIYA
278 MAHOGANY ST
HEMET CA 92543

ASMT: 954182015, APN: 954182015
LISA MALLORY, ETAL
32352 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 951070001, APN: 951070001
RENAME DUGAN, ETAL
32905 AVENIDA LESTONNAC
TEMECULA, CA. 92592

ASMT: 954182016, APN: 954182016
DAVID BIENVENUE
32364 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 951070010, APN: 951070010
TONYA BAKER, ETAL
P O BOX 892885
TEMECULA CA 92589

ASMT: 954182017, APN: 954182017
JACKIE BELIN, ETAL
32376 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 951070011, APN: 951070011
MARY CACHAT, ETAL
41504 AVENIDA BORDEAUX
TEMECULA, CA. 92592

ASMT: 954182018, APN: 954182018
JANICE RICHARDSON, ETAL
32388 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 954060002, APN: 954060002
VINTAGE HILLS HOMEOWNERS ASSN
C/O JERI TABBACK
26755 VERDUGO ST NO 110
SAN JUAN CAPO CA 92675

ASMT: 954182019, APN: 954182019
MELISSA HALL, ETAL
32400 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 954182006, APN: 954182006
VINTAGE HILLS PLANNED COMMUNITY ASSN
31820 CAMINO MAREA
TEMECULA CA 92592

ASMT: 954182020, APN: 954182020
ROBERT MARTIN
32389 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 954182024, APN: 954182024
MELISSA HEATON, ETAL
32326 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182031, APN: 954182031
DAVID BERGLUND, ETAL
32395 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182025, APN: 954182025
IRMA JOHNSON, ETAL
32338 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182032, APN: 954182032
MARY KNIGHT, ETAL
32383 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182026, APN: 954182026
JENNIFER CHARLTON, ETAL
2520 GATES AVE
REDONDO BEACH CA 90278

ASMT: 954182033, APN: 954182033
MARY P FAMILY TRUST, ETAL
C/O DONALD W HITZEMAN
32371 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182027, APN: 954182027
FLORA ORLEBECK, ETAL
32362 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182034, APN: 954182034
DIANE TRIMBLE, ETAL
32359 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182028, APN: 954182028
DONNA BAKER, ETAL
32374 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182035, APN: 954182035
JENNIFER SCHREINER, ETAL
32327 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182029, APN: 954182029
RITA PALADINO, ETAL
32386 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182036, APN: 954182036
SALLY TRIPLETT, ETAL
32305 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182030, APN: 954182030
PHYLLIS PAVLINCH, ETAL
32398 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954192006, APN: 954192006
TIMOTHY LINERS, ETAL
32331 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192007, APN: 954192007
JAN WARREN, ETAL
32343 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192014, APN: 954192014
JAMES PROVENZANO
32390 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192008, APN: 954192008
VICTORIA JORDAN, ETAL
32353 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192015, APN: 954192015
LAURA HILLENBURG, ETAL
32378 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192009, APN: 954192009
JOY CAMPBELL, ETAL
32359 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192016, APN: 954192016
GAIL ELLIOTT, ETAL
32366 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192010, APN: 954192010
RONNA ACKERMAN, ETAL
32365 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192017, APN: 954192017
GAMAL AWAD
32354 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192011, APN: 954192011
DEBRA JOHNSON, ETAL
32381 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192018, APN: 954192018
LUANNE MITCHELL
32342 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192012, APN: 954192012
DARCY SORENSEN, ETAL
32399 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192019, APN: 954192019
PEGGIE HARRIS, ETAL
32330 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192013, APN: 954192013
ANDREKKA LANIER, ETAL
32402 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192020, APN: 954192020
JAMES HAWKINS
32318 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192021, APN: 954192021
TOD MAUERMAN, ETAL
32306 CORTE LAS CRUCES
TEMECULA, CA. 92592

ASMT: 954192033, APN: 954192033
WILLIAM MOYER
32377 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192027, APN: 954192027
DONNA HASSON, ETAL
32305 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192034, APN: 954192034
GEORGE ZAYATS
32389 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192028, APN: 954192028
REBECCA MATICS, ETAL
32317 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192035, APN: 954192035
TRACY MORSE, ETAL
32401 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192029, APN: 954192029
DANIEL DURON
32329 CORTE STA CATALINA
TEMECULA, CA. 92592

ASMT: 954192036, APN: 954192036
LIN HSU, ETAL
32400 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192030, APN: 954192030
MAGDALENA MATHIAS
32341 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192037, APN: 954192037
EILEEN LATUPERISSA, ETAL
32384 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192031, APN: 954192031
SHANDRA PERCY, ETAL
32353 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192038, APN: 954192038
COLLEEN ANDREWS, ETAL
32370 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192032, APN: 954192032
TRACI BENJAMIN
34059 GALLERON ST
TEMECULA CA 92592

ASMT: 954192039, APN: 954192039
CARYANN BRAICOVICH, ETAL
40989 JULO WAY
TEMECULA CA 92591



ASMT: 954192040, APN: 954192040
MELONY MEADOWS, ETAL
32330 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192041, APN: 954192041
BETTY OGLETREE, ETAL
32318 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954192042, APN: 954192042
T SCHLALINE, ETAL
32300 CTE SANTA CATALINA
TEMECULA, CA. 92592

ASMT: 954291019, APN: 954291019
GERARDO SANCHEZ, ETAL
41764 CORTE LARA
TEMECULA, CA. 92592

ASMT: 954291020, APN: 954291020
HUGO RAMOS, ETAL
41778 CORTE LARA
TEMECULA, CA. 92592



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: GPA01176

Project Location: In the unincorporated area of Riverside County, more specifically located north of Avenida Lestonnac, south of Rancho California Road, east of Olgita Avenue, west of Bordeaux Avenue

Project Description: The General Plan Amendment proposes to amend the Temecula Valley Wine Country Policy Area boundary by removing one parcel, totaling 17.07 gross acres, from the Policy Area Boundary.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Sisters of the Company of Mary Our Lady, 16791 E. Main St., Tustin, CA 92780

Exempt Status: (Check one)

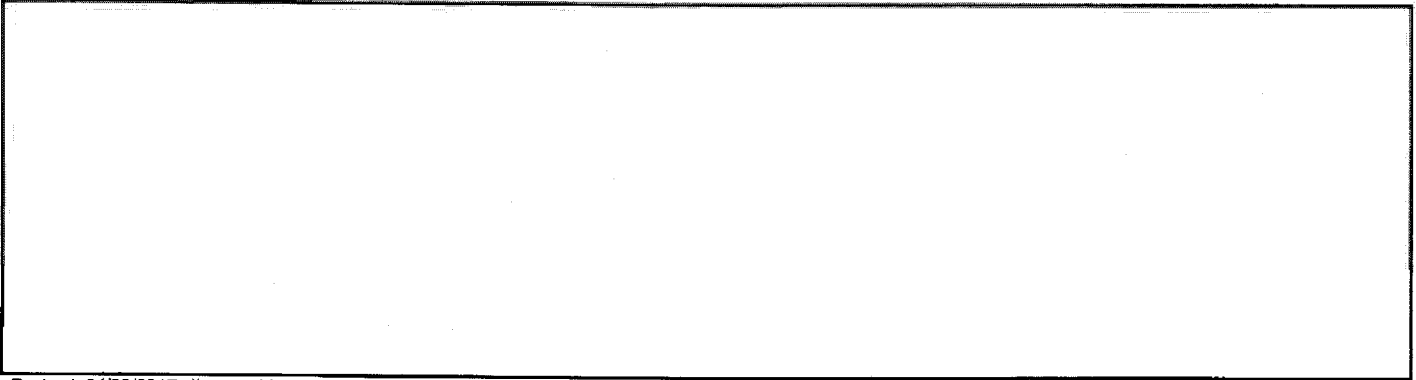
- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15301)
 Statutory Exemption (_____)
 Other: Sec. 15061

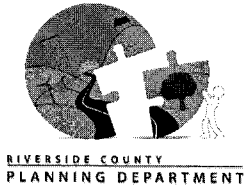
Reasons why project is exempt: The proposed project was found exempt from CEQA under Section 15061 - General Rule. The proposed project would remove the project site from the Temecula Valley Wine Country Policy Area. This would merely be restoring it to its status prior to 2014 when the policy area was adopted, which would not result in any impacts, in particular any impacts that could potentially be considered to be significant. The proposed project was also found to be exempt from CEQA under Section 15301 Class 1 - Existing Facilities. To be exempt exceptions under Section 15300.2 must be found. It was determined that the proposed project met these exceptions because, is not located within an environmentally sensitive area, there are no successive projects of the same type and in the same place that could result in significant impacts. There are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project. The proposed project site will not store hazardous materials on site nor is included on any list compiled pursuant to Section 65962.5 of the Government Code as it pertains to Hazardous Waste sites and lastly there are no built historical resources on site.

Deborah Bradford 951-955-6646

Deborah Bradford County Contact Person
Signature
Contract Planner Title
April 20, 2017 Date

Please charge deposit fee case#: ZEA41736 ZCFG No. - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY





**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 4.3

GENERAL PLAN AMENDMENT NO. 1176 – Exempt from the California Environmental Quality Act (CEQA) – Section 15061(b)(3) (General Rule) and 15301 (existing Facilities) – Sisters of the Company of Mary Our Lady – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2-acre minimum) – Location: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – 17.07 acres – Zoning: Residential Agricultural (2.5 Acre Minimum) (R-A-2.5).

II. PROJECT DESCRIPTION:

Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one (1) parcel, totaling 17.07 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Sister Ernestine Velarde, Applicant, 16791 E. Main Street, Tustin, 92780

Larry Markham, Representative, 41635 Enterprise Circle North Suite B, Temecula, 92590

Kathy Schneider, Interested Party.

In favor but did not wish to speak:

Dorian Linkogle, Neighbor.

Jing Jing Reynolds, Interested Party.

Brian Reynolds, Interested Party.

Deborah Condon, Interested Party.

Alyssa Wichterman, Neighbor.

Spoke in opposition:

Carrie Han, Neighbor, 32575 Avenida Lestonnac, Temecula, 92592, (310) 650-1406

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez

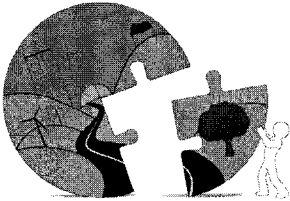
A vote of 5-0

ADOPTED Planning Commission Resolution No. 2017-002; and,

Planning Staff Recommend the Following Actions to the Board of Supervisors:

FIND That the project is exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY APPROVE General Plan Amendment No. 1176



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: May 15, 2017
TO: Planning Commission
FROM: Deborah Bradford, Project Planner
RE: Item 4.3 – General Plan Amendment No. 1176 revised staff report and resolution

Following preparation of the staff report package, County Counsel noticed that the Staff Report's Motion to Tentatively Approve the General Plan Amendment did not include reference to Figure 4: Southwest Area Plan Overlays and Policy Areas and that the Resolution did not reference the correct section of CEQA in regards to the exemption. Below are the revisions to the staff report and resolution as shown by underlines and strikeouts. A complete clean version of the staff report and resolution is attached here as well.

Staff Report:

Revised:

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1176 amending the Temecula Valley Wine Country Policy Area boundary by removing one parcel identified as Assessor's Parcel Number 951-030-055, totaling 17.07 gross acres, from the General Plan's Figure 4: Southwest Area Plan Overlays and Policy Areas and Figure 4B: Temecula Valley Wine Country Policy Area With Districts; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

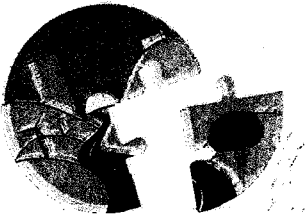
Resolution:

Revised:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (~~Existing Facilities~~); and, 15061(b) (3) (General Rule); and,

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 Court, Suite H
Palm Desert, California 92211
(760) 863-8277 ☎ Fax (760) 863-7040



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: June 20, 2017

To: Board of Supervisors

From: Deborah Bradford

RE: Item 17.1- General Plan Amendment No. 1176 – Letter of Opposition and Indemnification Agreement.

Letter of Opposition:

Property owners, Carrie and Kuy Han who live across the street from the project site on Avenida Lestonnec have submitted a letter to the Board of Supervisors expressing their concerns regarding future expansion of the existing elementary and intermediate school to include a High School. Their concerns are primarily related to increased traffic that could result from an expansion. The current proposed General Plan Amendment to remove the project site from the Temecula Valley Wine Country Policy Area would not directly result in any physical change to the site, including any increase in traffic. Any impacts related to expansion of the school site would be addressed with any future permits related to the expansion.

Indemnification Agreement:

An Indemnification Agreement has now been fully executed for incorporation with the Board of Supervisors action.

**From: Carrie Han and Kyu Han
Address: 32575 Avenida Lestonnac, Temecula CA 92592**

Date: June 18, 2017

Subject; Public Hearing Notice No. 1176

Dear Miss Deborah Bradford:

My name is Carrie Han and I live across the street from the private Catholic school, the Saint Jeanne de Lesstonnac School, as referenced in subject "Public Hearing Notice No. 1176".

The School is located on the northeast corner of Avenida Lestonnac and Butterfield Stage Road. - our home is on the southeast corner of this intersection. As you are aware, Butterfield Stage Road has recently become a very busy street with a 55 mile per hour speed limit; traffic is also getting worse as the road is near completion all the way to the Murrieta area. There is no other busier street the actual freeway #15 in all of Temecula. I have also seen many traffic accidents on our Avenida Lestonnac/Butterfield Stage Road intersection. In fact, the last car accident I have watched was a couple of month ago. One of the car in accident got so close to our corner fence. In many times, I have seen the car debris at this corner.

Safety issues might be alleviated if a traffic light is installed at this corner, but the signal light would still not help student street parking, noise and accessibility to the street from our property. Thus, we feel that the School's plans to add a high school would negatively impact on the value of our property.

We are very concerned, and frustrated of hearing plans by the School's expansion plans.

Residential owners only in the immediate vicinity were invited by the School in December 2016 to hear, for the first time, on plans by the School to extend the school program from just K-8 to high school. At this meeting we were told that the School did not have the county permit to do so though the required studies have already been made for a high school opening by 2017.

This news was a bombshell to us. We were shocked and concerned about the accessibility to the street from the house, student street parking and noise - from already the accessibility problem even before such expansion plans. The School informed us that there were plans for an estimated 500 high school students once all grades are completed in the next 4 years.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Order of the Company of Mary Our Lady, a California corporation, doing business as Sisters of the Company of Mary ("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 951-030-055 ("PROPERTY"); and,

WHEREAS, on May 1, 2016 and October 20, 2016, PROPERTY OWNER filed applications for General Plan Amendment No. 1176 and Revision No. 1 and Substantial Conformance No. 3 to Public Use Permit No. 786 ("PROJECTS"); 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 PROJECTS, 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 PROJECTS 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 PROJECTS.

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 PROJECTS 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 PROJECTS 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 PROJECTS 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 PROJECTS, 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:
Sisters of Company of Mary Our Lady
Attn: Sister Leticia Salazar
32650 Avenida Lestonnac
Temecula, CA 92592

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 PROJECTS and as a breach of this Agreement;
- b. Rescind any PROJECTS 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 PROJECTS.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECTS.

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 PROJECTS approval, and if the PROJECTS, 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.

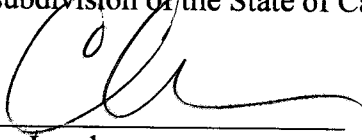
18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

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.

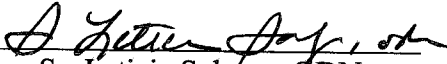
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

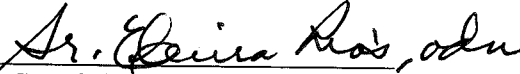
By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 6/19/17

PROPERTY OWNER:
Order of the Company of Mary Our Lady, a California corporation
dba Sisters of the Company of Mary

By: 
Sr. Leticia Salazar, ODN
President

Dated: June 9, 2017

By: 
Sr. Elvira Rios, ODN
Secretary

Dated: June 09, 2017

FORM APPROVED COUNTY COUNSEL
BY:  6/15/17
MICHELLE CLACK DATE

ACKNOWLEDGMENT

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

State of California
County of Riverside

On June 9, 2017 before me, Shubhangi R. Zumale - Notary Public
(insert name and title of the officer)

personally appeared Leticia Salazar and Eivira Rios,
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 S Zumale (Seal)





OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 7, 2017

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

TEL : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: GPA 1176

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, June 10, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, June 7, 2017 8:29 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1176

Received for publication on 6/10. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
Deadline is **10:30 AM, three (3) business days prior to the date you would like to publish.**
****Additional days required for larger ad sizes****
****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.com / La Prensa

On Wed, Jun 7, 2017 at 8:25 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning!

Attached is a Notice of Public Hearing, for publication on Saturday, June 10, 2017. Please confirm.
THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE RANCHO CALIFORNIA – SOUTHWEST AREA, THIRD SUPERVISORIAL DISTRICT AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 20, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Sisters of the Company of Mary Our Lady – MDMG, on **General Plan Amendment No. 1176**, which proposes to amend the boundary of the Temecula Valley Wine Country Policy Area by removing approximately 17 acres from the Policy Area (“the project”). The project is located northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux in the Rancho California Zoning - Southwest Area Plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL Dbradfod@rivco.org.

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

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

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

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

Dated: June 7, 2017

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

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 7, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1176

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: June 20, 2017 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: June 7, 2017
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkeneme@asrclkrec.com>
Sent: Wednesday, June 7, 2017 8:48 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1176 Public Hearing

Good Morning,

The notice was received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, June 07, 2017 8:27 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkeneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: GPA 1176 Public Hearing

Good morning!

Can you please post this Notice and confirm? Thank you!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

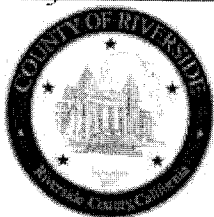
Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>



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

Confidentiality Disclaimer

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 7, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1176

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: June 20, 2017 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: June 7, 2017
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/21/2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers GPA01176 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

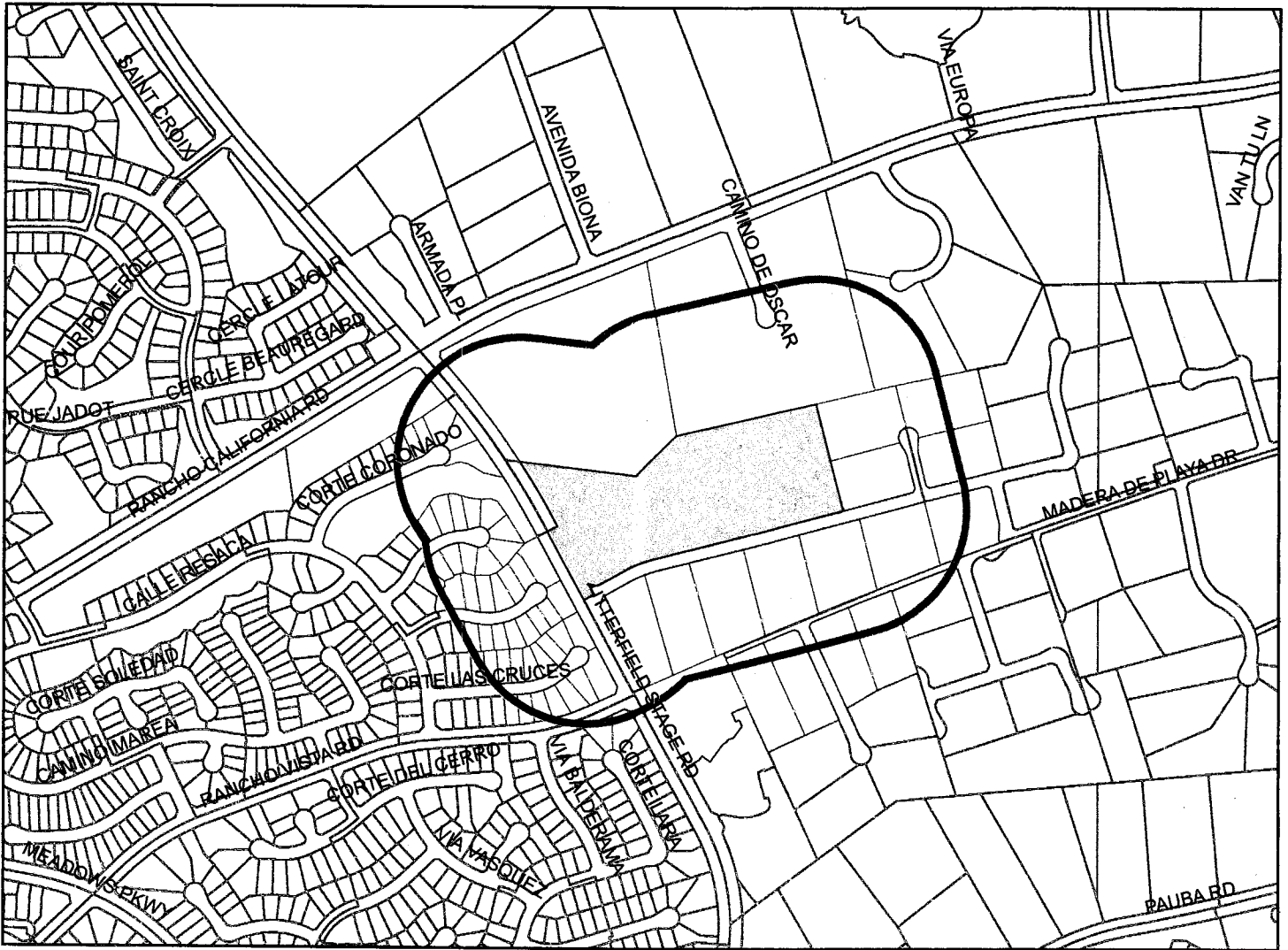
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

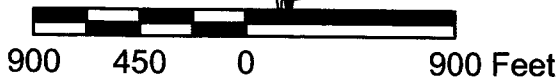
D. Bradford 4/21/17

GPA01176 (600 feet buffer)



Selected Parcels

951-030-011	951-040-025	954-182-025	954-192-041	954-182-035	954-291-019	954-192-008	954-192-029	954-192-038	954-182-016
954-182-032	954-182-034	954-182-030	954-192-010	951-030-003	954-192-037	951-030-012	954-192-017	954-192-034	951-030-053
954-182-033	954-192-040	954-192-020	954-182-026	951-030-010	954-192-014	954-182-018	954-192-009	954-192-013	954-192-039
954-192-021	954-182-031	951-040-008	954-182-027	954-192-031	954-192-011	951-030-052	951-020-008	954-192-018	954-291-020
954-192-006	954-192-030	954-192-012	954-182-036	954-182-029	951-020-003	951-070-011	951-070-001	954-192-007	951-040-009
954-192-019	954-192-028	954-182-017	954-182-020	954-192-035	951-070-010	954-182-015	951-030-055	951-030-054	954-192-027
954-182-024	951-030-009	954-192-016	954-192-036	954-192-042	954-182-019	954-192-015	951-020-007	954-192-032	954-060-002
954-182-006	951-040-002	951-040-003	951-040-018	954-182-028	954-182-014	954-192-033			



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 951020003, APN: 951020003
MEI KAO
11 F 477 MING SHUI RD
TAIPEI TAIWAN ROC

ASMT: 951030012, APN: 951030012
KRISTIN QUINTANILLA, ETAL
41575 AVENIDA BORDEAUX
TEMECULA, CA. 92592

ASMT: 951020007, APN: 951020007
THORNTON WINERY
P O BOX 9008
TEMECULA CA 92589

ASMT: 951030052, APN: 951030052
CARRIE HAN, ETAL
32575 AVENIDA LESTONNAC
TEMECULA, CA. 92592

ASMT: 951020008, APN: 951020008
CAPITAL, ETAL
14053 VALLEY FORGE CT
FONTANA CA 92336

ASMT: 951030053, APN: 951030053
GRETCHEN SCHORR
32621 AVENIDA LESTONNAC
TEMECULA CA 92590

ASMT: 951030003, APN: 951030003
ERIC JACOBSON
41519 AVENIDA BORDEAUX
TEMECULA, CA. 92592

ASMT: 951030055, APN: 951030055
SISTERS OF CO OF MARY OUR LADY
16791 E MAIN ST
TUSTIN CA 92780

ASMT: 951030009, APN: 951030009
JENNIFER MANFREDI, ETAL
P O BOX 890880
TEMECULA CA 92589

ASMT: 951040003, APN: 951040003
VTR TEMECULA LAND
C/O ALTUS GROUP US INC NO 8295
21001 N TATUM 1630 630
PHOENIX AZ 85050

ASMT: 951030010, APN: 951030010
SUZANNE OESTERLING, ETAL
32789 AVENIDA LESTONNAC
TEMECULA, CA. 92592

ASMT: 951040008, APN: 951040008
PATRICIA JONES, ETAL
130 ACACIA WAY
CORONADO CA 92118

ASMT: 951030011, APN: 951030011
ACHALA DORAISWAMY, ETAL
32831 AVENIDA LESTONNAC
TEMECULA, CA. 92592

ASMT: 951040009, APN: 951040009
MONIKA SHAHAM
3496 SPRINGHILL CT
LAFAYETTE CA 94549

GPA 1176 - 78



ASMT: 951040018, APN: 951040018
VTR TEMECULA
C/O ALTUS GRP US INC NO 8295
21001 N TATUM NO 1630 630
PHOENIX AZ 85050

ASMT: 954182014, APN: 954182014
SUSAN LASKI, ETAL
32340 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 951040025, APN: 951040025
KAMRAN QURESHI, ETAL
C/O WASEF ATIYA
278 MAHOGANY ST
HEMET CA 92543

ASMT: 954182015, APN: 954182015
LISA MALLORY, ETAL
32352 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 951070001, APN: 951070001
RENATE DUGAN, ETAL
32905 AVENIDA LESTONNAC
TEMECULA, CA. 92592

ASMT: 954182016, APN: 954182016
DAVID BIENVENUE
32364 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 951070010, APN: 951070010
TONYA BAKER, ETAL
P O BOX 892885
TEMECULA CA 92589

ASMT: 954182017, APN: 954182017
JACKIE BELIN, ETAL
32376 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 951070011, APN: 951070011
MARY CACHAT, ETAL
41504 AVENIDA BORDEAUX
TEMECULA, CA. 92592

ASMT: 954182018, APN: 954182018
JANICE RICHARDSON, ETAL
32388 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 954060002, APN: 954060002
VINTAGE HILLS HOMEOWNERS ASSN
C/O JERI TABBACK
26755 VERDUGO ST NO 110
SAN JUAN CAPO CA 92675

ASMT: 954182019, APN: 954182019
MELISSA HALL, ETAL
32400 CORTE CORONADO
TEMECULA, CA. 92592

ASMT: 954182006, APN: 954182006
VINTAGE HILLS PLANNED COMMUNITY ASSN
31820 CAMINO MAREA
TEMECULA CA 92592

ASMT: 954182020, APN: 954182020
ROBERT MARTIN
32389 CORTE CORONADO
TEMECULA, CA. 92592



ASMT: 954182024, APN: 954182024
MELISSA HEATON, ETAL
32326 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182031, APN: 954182031
DAVID BERGLUND, ETAL
32395 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182025, APN: 954182025
IRMA JOHNSON, ETAL
32338 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182032, APN: 954182032
MARY KNIGHT, ETAL
32383 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182026, APN: 954182026
JENNIFER CHARLTON, ETAL
2520 GATES AVE
REDONDO BEACH CA 90278

ASMT: 954182033, APN: 954182033
MARY P FAMILY TRUST, ETAL
C/O DONALD W HITZEMAN
32371 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182027, APN: 954182027
FLORA ORLEBECK, ETAL
32362 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182034, APN: 954182034
DIANE TRIMBLE, ETAL
32359 CORTE SAN VINCENTE
TEMECULA, CA. 92592

ASMT: 954182028, APN: 954182028
DONNA BAKER, ETAL
32374 CORTE SAN VINCENTE
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