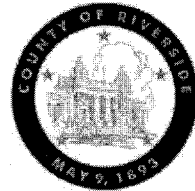


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
18.1
(ID # 7140)

FROM : TLMA-PLANNING:

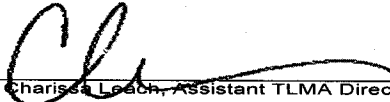
MEETING DATE:

Tuesday, June 5, 2018

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GPA01203, CZ07913, TR37153, PP26209 – Adoption of a Mitigated Negative Declaration - Applicant: Temescal Office Partners, LP – Engineer: Proactive Engineering Consultants – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Business Park (CD:BP) - Location: Northerly of Temescal Canyon Road, westerly of Interstate 15, easterly of Wrangler Way, and southerly of Mojeska Summit Road - Zoning: Commercial Office (C-O) - REQUEST: GENERAL PLAN AMENDMENT NO. 1203 proposes to change the General Plan Land Use Designation for APN Nos. 290-060-024 and 290-060-025 from Community Development: Business Park (CD:BP), (0.25 – 0.60 Floor Area Ratio); to Community Development: Medium High Density Residential (CD:MHDR), (5-8 dwelling units per acre). CHANGE OF ZONE NO. 7913 proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). TENTATIVE TRACT MAP NO. 37153 proposes a Schedule B subdivision of 14.81 acres into three (3) residential lots and six (6) lettered lots. The three (3) numbered residential lots would be subdivided into 80 condominium units. The six (6) lettered lots consist of two (2) of which are for public roads, one (1) for a recreational area, and three (3) for open space. PLOT PLAN NO. 26209 proposes a total of 80 two-story, single-family detached condominium units, 160 garage parking spaces, 68 private on-street parking spaces, and recreation areas on the entire 14.81 acre site. APN: 290-060-024, 290-060-025. [Applicant fees 100%.] (Public Hearing Closed)

RECOMMENDED MOTION: That the Board of Supervisors:

ACTION:


Charissa Leach, Assistant TLMA Director 5/29/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended in option 2, which includes the applicants revisions to remove units 73 and 74, adding back in the recreation area in the northeast corner of the site, and removal of the 13 parking spaces on the east side of the project entrance; and, staff is directed to prepare the necessary documents for final action.

Ayes: Tavaglione, Washington, Perez and Ashley
Nays: Jeffries
Absent: None
Date: June 5, 2018
xc: Planning

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

Consider the project as recommended by the Planning Commission for 80 dwelling units and 42 units with driveways as was presented at the April 24, 2018 Board of Supervisors public hearing; and

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42924 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1203 that changes the land use designation on approximately 14.81 acres from Community Development: Commercial Office (CD:CO) to Community Development: Medium High Density Residential (CD:MHDR), in accordance with Exhibit #5, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7913 that changes the zoning classification of the project site from Commercial Office (C-O) to Planned Residential (R-4) in accordance with Exhibit #2, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37153, subject to the attached conditions of approval as well as final approval of General Plan Amendment No. 1203 and Change of Zone No. 7913, and based upon the findings and conclusions incorporated into the staff report; and,

APPROVE PLOT PLAN NO. 26209, subject to the attached conditions of approval as well as final approval of General Plan Amendment No. 1203 and Change of Zone No. 7913, and based upon the findings and conclusions incorporated into the staff report;

Or consider the project as revised by the applicant with revisions noted by staff below to remove units 73 and 74, adding back in the recreation area in the northeast corner of the site, and removal of the 13 parking spaces on the east side of the project entrance; and

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42924 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1203 that changes the land use designation on approximately 14.81 acres from Community Development: Commercial Office (CD:CO) to Community Development: Medium High Density Residential (CD:MHDR), in accordance with Exhibit #5, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7913 that changes the zoning classification of the project site from Commercial Office (C-O) to Planned Residential (R-4) in accordance with Exhibit #2, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37153, subject to the attached conditions of approval as well as final approval of General Plan Amendment No. 1203 and Change of Zone No. 7913, and based upon the findings and conclusions incorporated into the staff report; and,

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APPROVE PLOT PLAN NO. 26209, subject to the attached conditions of approval as well as final approval of General Plan Amendment No. 1203 and Change of Zone No. 7913, and based upon the findings and conclusions incorporated into the staff report;

Or **CONTINUE** the project to a date certain and direct the applicant to work with staff for further revisions to the project design considering density and recreation area.

Or **TENTATIVELY DENY** the project and direct staff to return to the Board of Supervisors with findings for denial of the project.

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

Board of Supervisors April 24, 2018, Hearing and Continuance

At the April 24, 2018 Board of Supervisors public hearing, discussion amongst the Supervisors focused on how parking will be provided and regulated. In particular, a request for additional driveway parking and other open parking areas was made to the applicant to consider for their design. The item was continued to June 5, 2018 with the public hearing closed, to allow for a change in design.

The applicant has prepared an amended plan that includes a redesign of the site and the individual units' floorplans to accommodate more driveway spaces and added two units, for a total of 82 units. Previously, the design included 42 of the 80 units with driveways for a total of 84 driveway spaces. The proposed amended plan includes 72 of the now proposed 82 units with driveways, for a total of 143 driveway spaces (unit number 61's driveway accommodates just one parking space). To accommodate the additional driveways, floorplans have been revised which push the garage back into the building footprint. The building footprint has also been expanded which has decreased the amount of private yard area for certain units.

Additionally, the redesign includes 10 additional off-street parking spaces. The amount of on-street parking has been reduced from 68 as previously proposed to 60 with the inclusion of additional driveway cuts onto the road and the off-street parking spaces. The total parking provided for the redesign is 377 spaces (a rate of 4.6 spaces per unit), compared to 312 spaces previously proposed. To note also, per the project's conditions of approval (50.PLANNING.2) there are

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certain parking rules that will be part of the project's CC&Rs to be enforced by the HOA to discourage residents and guests from parking inappropriately and creating nuisances or hazards to other residents.

With the additional parking in the driveways provided with the revised design, the more remote parking located along the east side of the project entrance (13 spaces) may not be as necessary. Although the width of the road with parking on either side does meet Fire Department requirements for a 24 foot clear width, removal of these more remote parking spaces may be appropriate to provide greater width for emergency vehicles. Removal of these 13 spaces would reduce the total parking provided based on the revised design would be 364 spaces (a rate of 4.4 spaces per unit).

The level of density and amount of units and resulting traffic were noted as concerns by the public and the Board. Regardless, as noted, the redesign includes an increase to the number of units to 82. As is detailed below regarding the action by the Planning Commission to remove two units (previously units 74 and 75, now units 73 and 74 per revised plan) at the northeast corner, this was done to address the potential freeway emissions. However, as is discussed below, these potential emissions are being addressed through the conditions for enhanced air filters to be installed initially and made available to future owners and residents through the project's HOA. The removal of the 2 units in this location provided additional area for recreation for the project. The applicant's current proposal removes that recreation area. Staff and the Planning Commission have expressed interest that the project provide adequate recreation area, given the small private yard areas for each unit. The revised design both reduces the private yard area and the community recreation area. Therefore, although the revised design has provided additional parking as requested by the Board, the design has done it at the expense of recreation area and private open space.

Also at the April 24, 2018 Board of Supervisors public hearing, there were questions raised regarding pedestrian access in the surrounding area from and to the project, in particular to the elementary school located south of the project. The applicant has offered to provide paving for a sidewalk on the west side of Campbell Ranch Road to connect to existing sidewalk further south and to adjust crosswalks at Temescal Canyon Road and Campbell Ranch Road to provide for a safer pedestrian path from the site and this intersection to areas to the south. Although these are offsite improvements, the area for improvements is already disturbed and currently contains a dirt path that would be improved with a paved sidewalk. Therefore, there is no potential additional impacts from this improvement that would require further analysis pursuant to CEQA. Below is the proposed condition of approval to reflect this improvement.

A 5-foot wide concrete sidewalk shall be constructed along the western side of Campbell Ranch Road; beginning at its intersection with Temescal Canyon Road and extending southerly, connecting to the existing sidewalk. The project shall facilitate pedestrian access across Temescal Canyon Road by providing a crosswalk (west leg), associated hardware, and wiring. In the event Caltrans approval is required for the traffic signal modifications noted above, the Transportation Department will assist with the approval process.

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To note, in accordance with Riverside County Ordinance No. 348, the Board of Supervisors may approve, modify, or disapprove the recommendation of the Planning Commission.

Planning Commission Revisions and Action

This project was heard by the Planning Commission on November 1, 2017, December 20, 2017, and February 7, 2018. At the November 1, 2017 hearing, the Commission expressed concerns regarding parking and emergency vehicle access. Staff and the applicant addressed these concerns with updated conditions of approval for Fire Lane location, CC&R Parking Rules, and widening of the internal road. These are detailed further in the February 7, 2018 Planning Commission Staff Report. At the February 7, 2018 hearing based on requests and concerns expressed by the Commission, the applicant proposed revisions to the project as listed below:

1. Removal of units 74 and 75 in the northeast corner of the project;
2. Removal of unit 50 in the northwest corner of the project;
3. Reorient units 9, 10, 17, 18, 25, 26, 33, 34, 41, and 42 for the driveways to orient to the internal road instead of the motor court driveway and from this removal of 7 designated parking spaces along the internal road;
4. Shift unit 1 easterly and shorten the private yard areas of units 1 through 5; and
5. Shift the units on the west side south slightly to make additional room at the northwest corner to provide a stubout for potential access through the Butterfield Estates development to the west.
6. Inclusion of a condition of approval requiring MERV-13 air filters to be installed throughout the project initially and continued through project operation.

With these revisions, the Planning Commission voted 4-0 to recommend approval of the project to the Board of Supervisors. Plans have been revised based on the revisions made by the Planning Commission for consideration by the Board of Supervisors.

The removal of units 74 and 75 was in response to concerns expressed by the Planning Commission based on the analysis included in the Initial Study/Mitigated Negative Declaration based on a Health Risk Assessment (HRA) performed for the project. The HRA was performed for the project due to the project site's location adjacent to Interstate-15 to determine the potential health impacts from freeway emissions, in particular diesel emissions, on future residents of the project. The HRA determined that for residences located within 500 feet of Interstate 15, certain measures (in particular, the installation of MERV-13 filters in those residences) would reduce the potential for cancer risk from a 30-year exposure period to under 10 in one million, which is the typical threshold for cancer risk utilized by the SCAQMD. While this was presented and included in the analysis for the Initial Study/Mitigated Negative Declaration, pursuant to CEQA, an agency is not required to analyze the impact of existing environmental conditions on a project's future users or residents, unless that project risks exacerbating those existing conditions (see *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369). Based upon the analysis provided in the air quality report, the proposed project would not cause significant air quality impacts and would not significantly contribute to the existing air quality emissions related to Interstate 15. Therefore, even though this topic is discussed in the Initial Study/Mitigated Negative Declaration, the measures as recommended in the HRA to reduce the

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cancer risk to less than 10 in one million is not required mitigation to reduce any significant physical environmental impacts pursuant to CEQA. Regardless, applicant has agreed to the requirement for installation of the MERV-13 filters as noted in the project's conditions of approval (50.Planning.17 and 80.Planning.17).

General Plan Amendment/Commercial Feasibility

The project site was previously approved under Plot Plan No. 23358 for a commercial office center consisting of nine (9) buildings and totaling nearly 84,000 square feet of building area in 2011. Following this approval, no further action was taken to develop the site in accordance with the approved Plot Plan.

Since that time, the development of the site has not occurred under this prior approval. A Demographic Marketing Report was commissioned by the applicant and prepared by Derrigo Studies in October 2016 for the project to analyze the demographics of the surrounding area to determine the viability of the project site for retail or office use. The report concluded that based on the limited access to the site due to no immediate freeway entrance, one existing grocery store and shopping center already serving the general area, and a limited projected trade area population to support a second center, that these factors represent a diminished viability for commercial uses at the project site.

Due to this, the owner reconsidered the use of the site for commercial and has applied for the proposed project to change the General Plan land use designation from Commercial Office (CO) to Medium High Density Residential (MHDR) with an implementing project to develop the site with detached single-family condominium units. Plot Plan No. 23358 approvals will be voided as part of the approval of the currently proposed project.

Condominium Development as Currently Proposed by Applicant

Tentative Tract Map No. 37153 proposes the subdivision of the project site into three (3) residential lots, which are then further subdivided for a total of 82 condominium units. Plot Plan No. 26209 includes the conceptual layout or plotting of the residential buildings within each of the lots. The layout style for the units proposed is typically referred to as a "motor court style," where multiple units' garages are accessed via a common driveway or motor court. Pedestrian access would either be taken through the motor court as well or directly to the internal circulating private streets, depending on each unit's location. Each unit would have its own private yard area typically on the rear of the building opposite the motor court.

Parking

For condominium and apartment projects such as the one proposed, parking can sometimes be a concern since the design of the units does not always include driveways for parking and on-street parking may be limited since streets are often private which allow for smaller widths which may restrict parking. Based on Ordinance No. 348, Section 18.12, planned residential developments shall provide 2.5 parking spaces for all units with two or more bedrooms. All 82 units per the revised design by the applicant have proposed two or more bedrooms, which results in a minimum of 205 parking spaces required. Each of the 82 units proposed has its own two car garage for a

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total of 164 garage parking spaces. The project also includes 60 on-street (private) and 10 off-street parking for a total of 234 parking spaces provided for a rate of 2.85 parking spaces per unit. This alone exceeds the minimum 205 required parking spaces.

Although not all of the units have a driveway capable of accommodating vehicle parking, 71 of the 82 units as revised do have driveways capable of accommodating two vehicles each and one unit with a 1 space driveway for an additional 143 parking spaces. While these driveway spaces would generally be exclusive use of the respective units, these driveway spaces would assist in offsetting the use of the on-street parking spaces by either residents or guests. With these driveway spaces included, the project would provide for a total of 377 parking spaces for a rate of 4.6 parking spaces per unit.

Recreation

Since the project would have units with relatively small private yard areas, the project includes common recreation areas that provide additional area for people to use. The primary recreation area is approximately 0.5 acres in area and is located in the central portion of the project site along the main project entry. This area would include a fenced pool, outdoor kitchen area with grills, a tot lot/playground, moveable furniture and lounge chairs, and shade structures.

The second recreation area is approximately 0.3 acres in area and also located near the main project entry on the east side of the project. This recreation area is defined as a "trail node" by the project and is located at the hub of the internal sidewalks leading out to Temescal Canyon Road and the proposed trail located there. This recreation area would include shade structures, benches, dog waste dispensers, and enhanced landscaping along with a trail connecting out to a viewpoint area on the eastern portion of the site.

Based on the 82 units as is proposed by the revised design and a rate of 3.06 persons per unit, there would be approximately 251 residents anticipated for the project. Based on Ordinance No. 460 requirements for recreation area, three (3) acres of parks should be provided for every 1,000 residents. Based on the 251 residents anticipated, a minimum of 0.75 acres of park area required. In total, the recreation areas consist of approximately 0.8 acres, which meets the minimum recreation area.

Grading/Retaining Walls

The existing topography on the site generally slopes downward to the south with a substantial dropoff as it reaches the drainage area that crosses the southern portion of the site. The proposed residential use on the site and the existing topography requires grading to bring the site more level which creates a design which increases even greater the grade difference to the drainage area. The design as proposed to make this transition includes a retaining wall with a maximum height of 35 feet, which faces Temescal Canyon Road. The retaining wall proposed would not be a straight vertical, precision block wall but would be a mechanically stabilized earth (MSE) retaining wall where the retaining wall face is stepped back with each row of block, which minimizes the appearance of such a size wall. Such a design without a flat, vertical surface should also minimize its attraction for graffiti.

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SB18/AB52 Tribal Consultation

SB18 notices were sent out to 16 Tribes on September 6, 2016. The County received replies from the Pechanga Band of Luiseño Indians and the Pala Band of Mission Indians. The Pechanga Tribe requested consultation, while the Pala Tribe did not wish to consult unless there was ground disturbance associated with the project. AB52 notifications were sent out on August 16, 2016, to the following seven (7) tribes: Cahuilla Band of Indians, Colorado River Indian Tribes (CRIT), Gabrieleño Band of Mission Indians-Kizh Nation, Ramona Band of Cahuilla Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians and the Pechanga Cultural Resources Department. The Pechanga Tribe requested to consult on the project. There was no response from the remaining tribes.

A meeting was held in which this project was discussed with the Pechanga Tribe on March 22, 2017. On April 17, 2017, the agreed upon conditions of approval were sent to the Pechanga Tribe, and consultation was concluded on the project.

City of Corona Sphere of Influence

The project was initially transmitted to the City of Corona on August 5, 2016, and no response was received. Pursuant to the Memorandum of Understanding with the City of Corona, any project requiring rezoning and that is inconsistent with the City's General Plan require City and County staff to meet to review the proposed development. The City of Corona's General Plan designates the project site as Medium Density Residential (6-15 du/ac). The project proposes a General Plan Amendment from Commercial Office (CO) to Medium High Density Residential (MHDR) which allows between 5 and 8 dwelling units per acre. Therefore, the proposed project is not only consistent with the City of Corona's General Plan, but more consistent compared to the current County General Plan land use designation of Commercial Office (CO). Additionally, there are no other policies in the General Plan related to the City of Corona's Southern Sphere of Influence that the project could be inconsistent with.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Memos
- C. Additional Public Comments and Petition
- D. Planning Commission Staff Report

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- E.** Revised Tentative Tract Map No. 37153 Exhibits
- F.** Revised Plot Plan No. 26209 Exhibits
- G.** Previous Tentative Tract Map No. 37153 Exhibits
- H.** Previous Plot Plan No. 26209 Exhibits
- I.** Indemnification Agreement


Scott Bruckner 5/29/2018



**PLANNING COMMISSION
MINUTE ORDER
FEBRUARY 7, 2018**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 1203, CHANGE OF ZONE NO. 7913, TENTATIVE TRACT MAP NO. 37153, PLOT PLAN NO. 26209 – Intent to Adopt a Mitigated Negative Declaration – EA42924 – Applicant: Temescal Office Partners, LP – Engineer: Proactive Engineering Consultants – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Business Park (CD-BP) – Location: Northerly of Temescal Canyon Road, westerly of Interstate 15, easterly of Wrangler Way, and southerly of Mojeska Summit Road – Zoning: Commercial Office (C-O).

II. PROJECT DESCRIPTION:

The **General Plan Amendment** proposes to change the General Plan Land Use Designation for Parcels 290-060-024 and 290-060-025 from Community Development: Business Park (CD-BP) (0.25 – 0.60 Floor Area Ratio) to Community Development: Medium High Density Residential (CD-MHDR) (5-8 dwelling units per acre). The **Change of Zone** proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule "A" Subdivision of 14.81 acres into three (3) residential lots and six (6) lettered lots. The three (3) numbered residential lots would be subdivided into 83 condominium units. The six (6) lettered lots consist of two (2) of which are for public roads, one (1) for a recreational area, and three (3) are designated for open space. The **Plot Plan** proposes a total of 83 two-story, single-family detached condominium units, 166 garage parking spaces, 63 private on-street parking spaces, approximately 122,800 sq. ft. of landscaping, and recreation areas on the entire 14.81 acre site. Continued from November 1, 2017 and December 20, 2017.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:

Mike Naggar, Applicant.

Jeff Logan, Interested Party- did not speak, donated time.

Sylvia Lanker, Homeland, 92548- did not speak, donated time.

Bill Kunzman, Applicant's Representative.

Bonnie Logan, Interested Party, 26426 Melba Avenue, Homeland, 92548- did not speak, donated time.

Melissa Hodges, Interested Party- did not speak, donated time.

Carlos Moreno, Interested Party- did not speak, donated time.

Tome Braun, Applicant's Representative, Civil Engineer.

Glenn Budd, Interested Party- did not speak, donated time.

Carissa Hainsworth, Interested Party- did not speak, donated time.

Bob Scanlan, Applicant's Representative.

Matthew Fagan, Applicant's Representative.

Spoke in opposition:

Jerry Sincich, Interested Party.

Jannlee Watson, Neighbor, 23043 Sunrose Street, Temescal Valley, 92883.

Spoke in a neutral position:

Jeff Greene, Interested Party.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Hake

A vote of 4-0 (Commissioner Taylor-Berger Absent)



**PLANNING COMMISSION
MINUTE ORDER
FEBRUARY 7, 2018**

ADOPTED Planning Commission Resolution No. 2017-10; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42924; and

TENTATIVELY APPROVE General Plan Amendment No. 1203; and

TENTATIVELY APPROVE Change of Zone No. 7913; and

APPROVE Tentative Tract Map No. 37153; and

APPROVE Plot Plan No. 26209, subject to conditions of approval as modified at hearing.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Temescal Office Partners, a California Limited Partnership ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 290-060-024 and 290-060-025 ("PROPERTY"); and,

WHEREAS, on July 6, 2016, PROPERTY OWNER filed an application for General Plan Amendment 1203, Change of Zone No. 7913, and Tentative Tract 37153 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

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

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

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

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

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

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

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

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

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

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

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

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

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

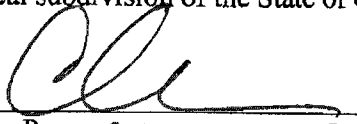
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

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


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

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

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

By: 
Juan Perez CHARISSA LEACH

~~Asst.~~ Riverside County TLMA Director/Interim Planning Director

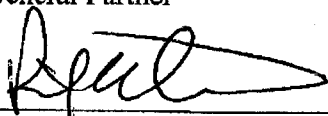
FORM APPROVED COUNTY COUNSEL
BY:  5/30/17
MELISSA R. CUSHMAN DATE

Dated: 6/2/17

PROPERTY OWNER:

TEMESCAL OFFICE PARTNERS,
a California limited partnership

By: RS Temescal LLC, a California limited liability company
Its General Partner

By: 
Richard C. Boatman, Its Manager

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.

ALL PURPOSE ACKNOWLEDGMENT

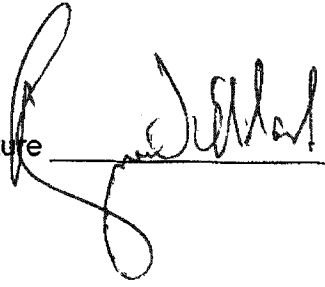
STATE OF California
COUNTY OF Orange } ss.

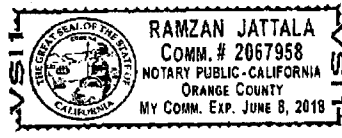
On May 4 2017, before me, Ramzan Jattala
Notary Public personally appeared Richard C Boatman

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.

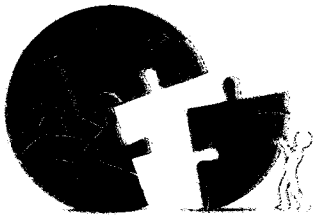
I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(NOTARY SEAL)



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: April 24, 2018
TO: Board of Supervisors
FROM: Russell Brady, Project Planner
RE: Item 18.1 – Condition Revisions – Internal Street Width and Mining Operations

Below are recommended changes to Transportation Department conditions of approval to reflect the changes to the project design at Planning commission to accommodate a 40 foot wide street curb to curb. Additions are shown in bold and underlined and deletions are struck out.

50.TRANS.9 – Private Streets

"A" Street (portion of "A" Street from "B" Street to end of cul-de-sac), and "B" and "C" streets are reserved private streets and shall be improved with 40'36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a 60' private road easement in accordance with County Standard No. 105, Section "C". (40'36'/60'). (~~Modified for reduced full-width AC pavement improvement from 40' to 36'~~) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5' concrete sidewalk (on both sides) shall be constructed adjacent to the property line within the 12' parkway.

Street "A" (Entry Street - Temescal Canyon Road to street "B") is a reserved private ENTRY STREET, and shall be improved with 40'32'-58' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (both sides) within a 60'52'-82' private road easement in accordance with County Standard No. 103, Section "A", Ordinance 461. (40'32'-58'/60'52'-82') (Modified for easement width from 74' to 60'52'-82' and improvement from 44' to 40'32'-58' AC pavement, and concrete sidewalk to be adjacent the property line. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.)

NOTES:

1. A 5' concrete sidewalk (on both sides) shall be constructed adjacent to the property line within the 10' parkway.
2. Construct a bridge over street "A" drainage creek as directed by the Director of Transportation. Please contact the County's bridge engineer Tayfun Saglam at (951) 955-2871 for bridge selection.

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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

50.TRANS.13 – TS/Geometrics

The intersection of Project Access (NS) at Temescal Canyon Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one through lane, one shared through/right-turn lane

NOTE: The project proponent shall provide a refuge and transition lane on Temescal Canyon Road for southbound left-turn traffic from Street "A".

Or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

Additionally, due to the project's location near an existing mining operation, to ensure future buyers and residents of the proposed project, the following condition is recommended to be added to the Conditions of Approval.

CC&R – Mining Disclosure

Prior to map recordation, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

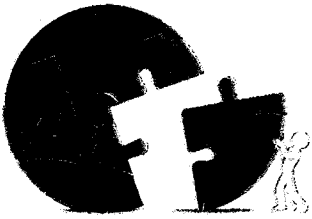
1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

Individual property owners are hereby notified that the property is located near an existing operating mine permitted pursuant to Riverside County Ordinance No. 555. Property may be subject to vibration, noise, fumes, dust, odors and other disturbances from surface mining activities, which include, but are not limited to, blasting, extraction, crushing, processing, grading, stockpiling and storage or transportation of mineral resources."



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: April 24, 2018
TO: Board of Supervisors
FROM: Russell Brady, Project Planner
RE: Item 18.1 – Additional Public Comments

Since the comments provided yesterday afternoon, staff has received the attached additional comments in opposition to the proposed project for consideration by the Board of Supervisors.

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Brady, Russell

From: Cathie Smith <crsmith21@aol.com>
Sent: Monday, April 23, 2018 2:38 PM
To: Brady, Russell
Subject: Please do not allow the re-zoning of GPA01203, CZ07913, TR37153, PP26209

Dear sir,

I am a resident of the Sycamore Creek community. If you remember, that is the community where we were almost trapped in our neighborhood on a daily basis last fall because of traffic on I15 and Temescal Canyon Road. I am one of the lucky ones who is retired and my husband nor I are required to get into Corona or Orange County every morning for work or school.

All that is to explain why I request the commission to NOT change the zoning for the parcel at Campbell Ranch Road and Temescal Canyon Road from Business Park to Medium High Density. I feel that the traffic from this many homes, the lack of adequate parking within that community, and the condition of Temescal Canyon road are more than enough reasons to deny Temescal Office Partners' application.

I ask that the commission please take into consideration the EXISTING residents' safety, quality of life, and accessibility in and out of the existing neighborhoods before adding more homes in this inappropriate location.

Cathie Smith
25298 Noble Canyon
Temescal Valley, CA

Brady, Russell

From: Isela Smith <iselasmith@sbcglobal.net>
Sent: Monday, April 23, 2018 6:41 PM
To: Brady, Russell
Subject: No Condos in Temescal Valley

The freeways and streets in Temescal Valley cannot take any more traffic. Until the streets and freeways are expanded,
NO MORE BUILDING OF HOMES!
Isela Smith

Sent from my iPhone

Brady, Russell

From: Home <tns.thompson@yahoo.com>
Sent: Monday, April 23, 2018 6:49 PM
To: Brady, Russell
Subject: Temescal Canyon Road/Campbell Ranch Road Condo project

Dear Mr. Brady,

This email is to voice our opposition to building 80+ condos at the intersection of Temescal Canyon Road and Campbell Ranch Road. Traffic is already horrendous and unsafe for the number of cars and large trucks that travel that area. And the schools are already overcrowded. We oppose this project.

Sincerely,
Tim & Stacy Thompson
Painted Hills Resident of Temescal Valley

Brady, Russell

From: David Cooks <dlcooks72@gmail.com>
Sent: Monday, April 23, 2018 9:11 PM
To: Brady, Russell
Subject: Temescal Valley Condo Project!!

Sir, we a just out of street space in this area. Please do the right thing and reject this project in the name of doing the right thing.

Thanks
David Cooks

Brady, Russell

From: Timothy LaLonde <tim_lalonde@hotmail.com>
Sent: Monday, April 23, 2018 9:52 PM
To: Brady, Russell
Subject: Temescal Valley Condo Project - Opposed

Dear Mr. Brady;

As a resident of the Sycamore Creek community of Temescal Valley, I am writing you to oppose this condo project for our area; for the following reasons.

1. The current road infrastructure will not support additional traffic. Current traffic levels are currently very unacceptable.
2. The entrance of the condo will create additional traffic issues since it is not linked directly to Campbell Ranch Rd.
3. There is no sidewalk for the children to walk to Todd Academy, creating a dangerous situation for the children and drivers.
4. This project would interfere with the ability to later construct an exit from 15S.
5. The condo project is too close to the freeway, potentially resulting in health hazards to its residents.
6. The restricted space within the community creates extreme difficulty for fire fighters in case of a fire emergency.
7. By changing the zoning to residential, it removes land vital to the commercial development in Temescal Valley; something which is extremely lacking in the area for its residents.

Thank you for your consideration.

Tim LaLonde
310-714-4294

April 13, 2018

Riverside County Planning Commission
c/o Russell Brady
Planning Department (12th Floor)
Riverside County Administration Center
4080 Lemon Street
Riverside, CA 92501

Re: Temescal Valley Condo Project
Tentative Tract Map No. 37153 Plot Plan

Dear Planning Commissioners:

This letter shall serve as opposition to the proposed change of the General Plan Land Use Designation from Community Development: Business Park to Community Development: Medium High Density Residential and the proposed zone change from Commercial Office to Planned Residential (R-4). The Plot Plan proposes a total of 80 two-story, single-family detached condominium units which will have a significant negative effect on the environment and the Sycamore Creek community.

It is unfortunate that this infill project is being proposed at a time: 1) when the Temescal Valley is in its development infancy; 2) when traffic studies are not required for a project of this size; 3) when it prevents the development of needed commercial businesses that support the community and County; 4) when traffic mitigation is needed along the heavily congested Temescal Canyon Road; 5) when the ingress and egress of Temescal Valley industrial business trucks e.g. cement, asphalt and aggregate (18 wheel) is heavily impacted by traffic along Temescal Canyon Road.

Since the Temescal Valley is devoid of commercial, industrial, or retail jobs as well as fixed route public transportation, community residents must utilize their vehicles to commute to and from their jobs in Riverside County and Orange County. In addition, their vehicle use is essential to transport their children to and from the Corona-Norco Unified School District intermediate school and high schools (Santiago High School and Centennial High School) on a daily basis. The heavily congested traffic on the Interstate 15 and Temescal Canyon Road has resulted in vehicle single direction transit times in excess of half an hour to travel six miles, and has had a significant negative impact on air quality, noise levels and the level of service on Temescal Valley roads. With the exception of some minor Temescal Canyon road improvements, north of the interchange of Interstate 15 and Temescal Canyon Road there are no major transportation projects planned that would mitigate the heavily impacted traffic congestion in the Temescal Valley in next two decades.


Infill development is the process of developing vacant or under-used parcels within existing urban areas that are already largely developed. Ideally, infill development involves more than the piecemeal development of individual lots. Unfortunately this infill project is not consistent with the surrounding well-functioning neighborhoods. The currently approved land use (Community Development: Business Park) received wide Temescal Valley community support, while this land use change has been overwhelmingly rejected by the Temescal Valley community.

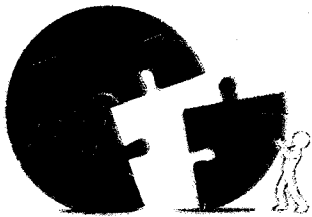
This project provides no unique housing benefit to the community given the robust housing development currently underway with the construction of 192 new homes in Sycamore Creek and 1,433

homes in Terramor. Both the Sycamore Creek and Terramor residential development projects are within a quarter mile and half mile, respectively, of this infill project. Two miles from this infill project are these residential unit projects: 1) Hunt/Lawson (54 residential homes); 2) Lee Lake Community General Plan Amendment No. 1122 highest density residential (HHDR 258 apartments); 3) Lakeside Specific Plan (up to 410 residential dwelling units); 4) GOCO Retreat Temescal Valley (approximately 90 residential units). Within five miles of this infill project are the active residential development projects of: 1) Arantine Hills (1,806 residential homes); 2) Dos Lagos (approximately 800 apartments); 3) Forest Boundary (50 residential homes); 4) Alberhill Villages (8,244 residential homes); 5) Tentative Tract Map No. 30760 (285 single family residential units). This infill project deprives the Temescal Valley community of needed community services and amenities that were previously approved for this site. This project needs an Environmental Impact Report as well as a Traffic Study.

If the County insists on going forward with this infill residential project, let this letter serve as insistence that this project be conditioned upon an Environmental Impact Report and the expansion of the Temescal Canyon Road to two lanes in either direction (total of four lanes) from where the Temescal Canyon Road passes under Interstate 15 to the northern interchange of the Temescal Canyon Road and Interstate 15.

Respectfully,


Karen Abbott
25589 Foxglove Ln
Corona, CA. 92883



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: June 5, 2018
TO: Board of Supervisors
FROM: Russell Brady, Project Planner
RE: Item 18.1 – Condition Revisions – Flood Control and Landscaping

The Flood Control District is recommending to remove 15.Flood.5 (FLOODPLAIN) and condition of approval 50.Flood.2 (SHOW FLOODPLAIN) and to update 15.Flood.2 (FLOOD HAZARD REPORT) to be replaced in whole by the text provided below.

Additionally, below are recommended additional Transportation Department conditions related to implementation of landscaping and maintenance requirements.

These are both included for the Board of Supervisor's decision on the project

0015 – Flood – MAP – FLOOD HAZARD REPORT

Tract Map (TR) 37153 is a proposal for a Schedule "E" subdivision for detached condominiums on a 14.8-acre site in the Glen Ivy area. The project is located on the north side of Temescal Canyon Road along the west side of the Interstate 15 Freeway. Change of Zone 07913, which proposes to change the current zoning of the site from Commercial Office (C-O) to Planned Residential (R-4), is being processed concurrently with this project.

While the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org> shows that the southern portion of the project site is within a Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources, the District believes the map is incorrect and will revise the map accordingly. The quarry/mining operation located south of Temescal Canyon Road has significantly changed the historic flow path for Mayhew Canyon Wash reducing the flood hazard to the site. Stormwater from approximately 5 square miles is conveyed to a large mining pit with enough capacity to capture and store the 100-year storm event.

An infiltration/detention basin is proposed to mitigate increased runoff and water quality impacts generated by this development. A Preliminary Water Quality Management Plan (P-WQMP) has been submitted to the District and found satisfactory for tentative approval of the project. Key elements in the design of this basin is a 12-foot access road, maintenance access ramp to the basin bottom, and retaining walls outside of the wetted perimeter. A Final WQMP (F-WQMP) shall be submitted and approved prior to the release of any permits or recordation of the final map.

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The exhibit shows proposed storm drains discharging mitigated onsite flows at the northern property line and on to private property just upstream of the Caltrans freeway culvert. The project shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. If such permission cannot be obtained, the project shall be redesigned to eliminate the need for the drainage acceptance. Maintenance access to the storm drain outlet shall be provided.

0015 – Transportation – MAP – Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

0050 – Transportation – MAP – LANDSCAPE COMMON AREA

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

0080 – Transportation – MAP – LANDSCAPE PLOT PLAN

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot

Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

0080 – Transportation – MAP – LANDSCAPE PROJECT SPECIFIC

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water. Project shall prepare water use calculations as outlined in Ord 859.3.
2. Turf shall not be installed within the County maintained ROW, within any parkway (between curb/sidewalk), within any front yard, and where deemed not to have a functional use.
3. Project shall use 25% point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
4. Trees shall be hydrozoned separately.
5. Hydroseeding is not permitted in stormwater BMP sloped areas, container stock will be required.
6. Project shall use County standard details for which the application is available in County Standard Detail Format.
7. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
8. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

0090 – Transportation – MAP – LANDSCAPE INSPECT DEPOSIT

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

0090 – Transportation – MAP – LANDSCAPE INSPECTION

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the

Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

0090 – Transportation – MAP – LANDSCAPE COMPLIANCE

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
4/14/18	0011106306		PE Riverside	3 x 88 Li	343.20

Invoice text: GPA 1203 CZ 7913 TTM 37153 PP 26209

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2018 APR 19 AM 10:19

*Planning
18.1 of 04/24/18*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE
343.20

SALES CONTACT INFORMATION		ADVERTISER INFORMATION		
	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	04/14/2018	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
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04/14/2018	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
343.20	0011106306	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

CALIFORNIA NEWSPAPERS PARTNERSHIP
 Riverside Press-Enterprise
 PO BOX 54880
 LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1203 CZ 7913 TTM 37153 PP 26209 /

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

04/14/2018

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

Date: April 14, 2018
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011106306-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP AND PLOT PLAN IN THE GLEN IVY - TEMESCAL CANYON, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 24, 2018 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Temescal Office Partners, LP, on **General Plan Amendment No. 1203**, which proposes to change the land use for APN Nos. 290-060-024 and 290-060-025 from Community Development: Business Park (CD:BP), (0.25 - 0.60 Floor Area Ratio) to Community Development: Medium High Density Residential (CD:MHDR), (5-8 dwelling units per acre); **Change of Zone No. 7913**, which proposes to change the zoning from Commercial Office (C-O) to Planned Residential (R-4), or such other zones as the Board may find appropriate; **Tentative Tract Map No. 37153, Schedule A**, which proposes to subdivide 14.81 acres into three (3) residential lots, which will be subdivided into 80 condominium units, and six (6) lettered lots consist of 2 of which are for public roads, 1 for a recreational area, and 3 for open space; and, **Plot Plan No. 26209**, which proposes a total of 80 two-story, single-family detached condominium units, 160 garage parking spaces, 68 private on-street parking spaces, and recreation areas on the entire 14.81 acre site ("the project"). The project is located northerly of Temescal Canyon Road, westerly of Interstate-15, easterly of Wrangler Way, and southerly of Mojaska Summit Road in the First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42924**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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

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

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

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

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

Dated: April 11, 2018
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

4/14



OFFICE OF THE
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

April 11, 2018

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

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

RE: NOTICE OF PUBLIC HEARING: GPA 1203, CZ 7913, TTM 37153, PP26209

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, April 14, 2018.**

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

4/24/18
18.1

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, April 11, 2018 8:18 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1203 CZ 7913 TTM 37153 PP 26209

Received for publication on 4/14. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
****Employees of The Press-Enterprise are not able to give legal advice of any kind****
Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

The Press-Enterprise PE.com / La Prensa

On Wed, Apr 11, 2018 at 8:02 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Notice of Public Hearing for publication on Saturday, April 14, 2018. Please confirm. THANK YOU!

Cecilia Gil

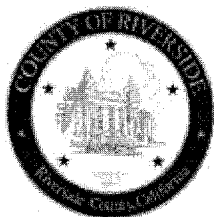
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



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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 April 11, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1203, CZ 7913, TTM 37153 and PP 26209

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: April 24, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: April 11, 2018
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenname@srclkrec.com>
Sent: Wednesday, April 11, 2018 9:00 AM
To: Gil, Cecilia; Buie, Tammie; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1203 CZ 7913 TTM 37153 PP 26209

Good morning,

The notice has been received and will be posted today.

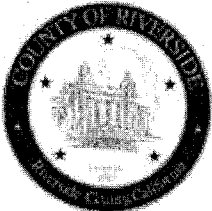
Thank you,
Bonnie

From: Gil, Cecilia <CCGIL@RIVCO.ORG>
Sent: Wednesday, April 11, 2018 8:03 AM
To: Buie, Tammie <tbuie@srclkrec.com>; Kennemer, Bonnie <bkenname@srclkrec.com>; Meyer, Mary Ann <MaMeyer@srclkrec.com>
Subject: FOR POSTING: GPA 1203 CZ 7913 TTM 37153 PP 26209

Good morning! Notice of Public Hearing for POSTING. 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 Mail Stop# 1010



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County of Riverside California

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP AND PLOT PLAN IN THE GLEN IVY – TEMESCAL CANYON, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

Dated: April 11, 2018

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

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 April 11, 2018, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1203, CZ 7913, TTM 37153 and PP 26209

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: April 24, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil
Cecilia Gil

DATE: April 11, 2018

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 03, 2017,

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

APN (s) or case numbers TR37153 For

Company or Individual's Name RCIT - GIS

Distance buffered 300'

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

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

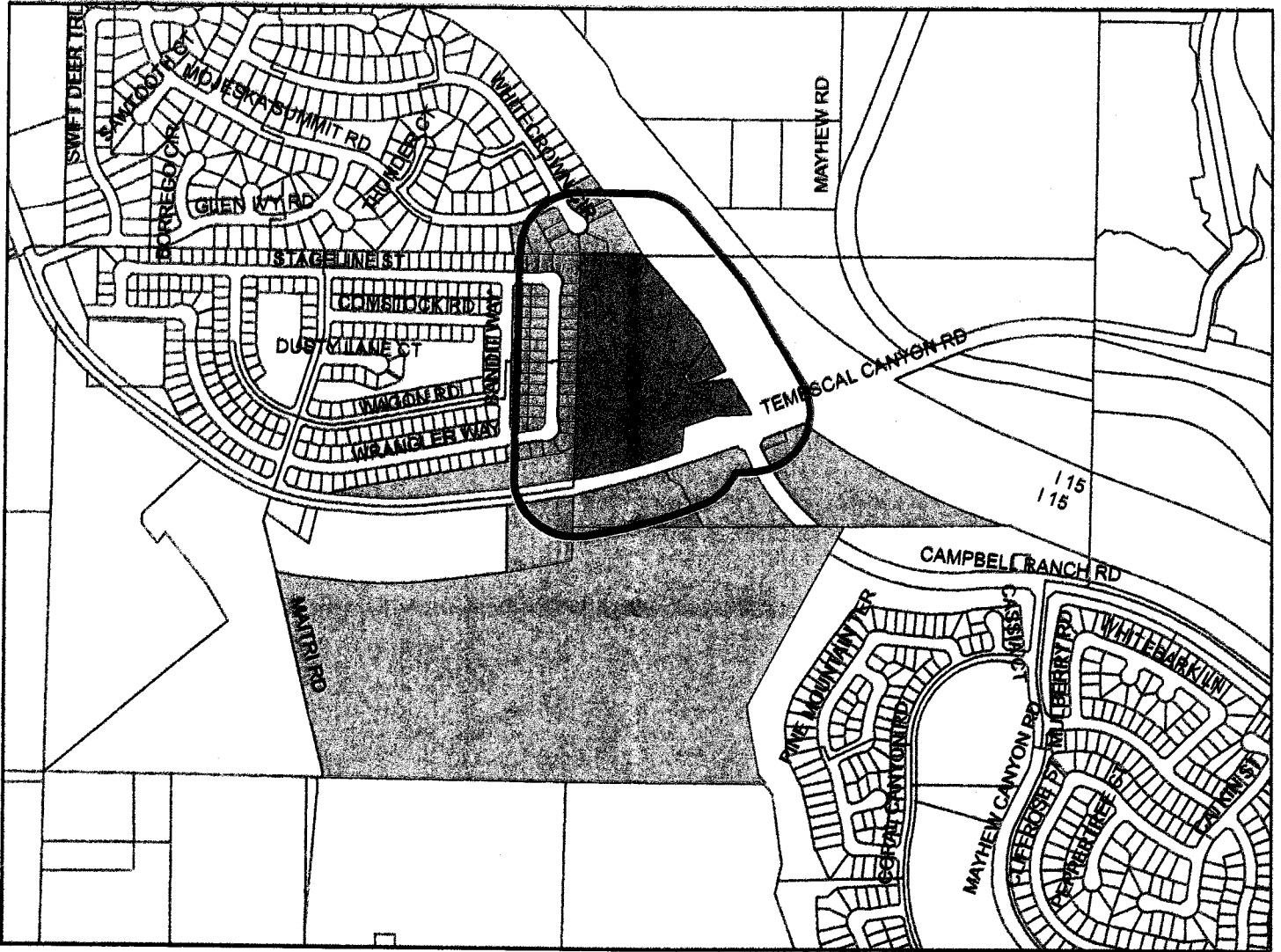
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

TR37153 (300 feet buffer)



Selected Parcels

290-213-005	290-213-003	290-200-030	290-200-025	290-213-013	290-200-032	290-272-014	290-213-014	290-210-001	290-200-028
290-272-022	290-200-021	290-201-001	290-200-031	290-210-004	290-210-006	290-272-011	290-213-004	290-210-009	290-200-035
290-213-011	290-201-007	290-213-009	290-201-005	290-272-015	290-272-020	290-213-002	290-201-008	290-210-005	290-213-006
290-200-024	290-201-002	290-272-008	290-213-008	290-213-012	290-060-064	290-210-008	290-200-029	290-210-011	290-200-022
290-201-003	290-060-072	290-060-080	290-200-023	290-201-012	290-210-010	290-201-010	290-060-071	290-201-009	290-213-001
290-213-010	290-200-034	290-272-007	290-272-009	290-201-011	290-060-037	290-201-006	290-060-024	290-060-025	290-201-004
290-210-003	290-272-010	290-272-016	290-213-007	290-210-007	290-210-002				



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.



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C/O RS DEV CO
3151 AIRWAY AVE STE U2
COSTA MESA CA 92626

ASMT: 290200022, APN: 290200022
LUPE LOPEZ
10465 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060037, APN: 290060037
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 290200023, APN: 290200023
DILEEP KAMAT, ETAL
2541 WARDENWOOD CT
TUSTIN CA 92782

ASMT: 290060064, APN: 290060064
LEE LAKE WATER DIST
22648 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 290200024, APN: 290200024
BLANCA HERNANDEZ, ETAL
10489 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060071, APN: 290060071
PHARRIS GROUP
C/O CHRISTINA HOLLIDAY
2050 MAIN ST STE 250
IRVINE CA 92614

ASMT: 290200025, APN: 290200025
AUDREY KELLEY
10501 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060072, APN: 290060072
MINE RECLAMATION, ETAL
C/O PATRICK BROYLES
P O BOX 77850
CORONA CA 92883

ASMT: 290200028, APN: 290200028
CHRISTY UNKENHOLZ, ETAL
9257 NEWBRIDGE DR
RIVERSIDE CA 92506

ASMT: 290060080, APN: 290060080
MINE RECLAMATION, ETAL
PO BOX 15450
IRVINE CA 92623

ASMT: 290200029, APN: 290200029
LOUIS INZAURO
10555 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200021, APN: 290200021
CONNIE ZAVALA
10453 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200030, APN: 290200030
ARTURO HERNANDEZ
10569 WRANGLER WAY
CORONA, CA. 92883



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10583 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201004, APN: 290201004
TERESA WREN
24620 BANDIT WAY
CORONA, CA. 92883

ASMT: 290200032, APN: 290200032
BUTTERFIELD ESTATES HOMEOWNERS ASSN
C/O HOLLYWOOD HOMES II
3954 HAMPTON DR
POMONA CA 91766

ASMT: 290201005, APN: 290201005
ALITA PENA, ETAL
24610 BANDIT WAY
CORONA, CA. 92883

ASMT: 290200034, APN: 290200034
RITA SCIANNI, ETAL
C/O SAN KIM
10519 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201006, APN: 290201006
STANLEY ROBERTS
1547 BIG HORN
BEAUMONT CA 92223

ASMT: 290200035, APN: 290200035
SILVIA LOPEZ, ETAL
10511 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201007, APN: 290201007
GWENDOLYN RAINEY
10562 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201001, APN: 290201001
BEVERLY RIOS, ETAL
24650 BANDIT WAY
CORONA, CA. 92883

ASMT: 290201008, APN: 290201008
JOSE PLASENCIA
10566 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201002, APN: 290201002
KRISTAN STACEY GRAF
24640 BANDIT WAY
CORONA, CA. 92883

ASMT: 290201009, APN: 290201009
MARGARITA FLORES, ETAL
10554 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201003, APN: 290201003
MARIA CERVANTES
1119 S SHERIDAN ST
CORONA CA 92882

ASMT: 290201010, APN: 290201010
PAUL HUBBS
10538 WRANGLER WAY
CORONA, CA. 92883



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SUSAN LANE RAINES, ETAL
5830 MISSION CENTER NO F
SAN DIEGO CA 92123

ASMT: 290210006, APN: 290210006
ELIZABETH SOTO
10667 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201012, APN: 290201012
OLEZIA ALKHAZOV
10510 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210007, APN: 290210007
VINCENT VILLARREAL
10661 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210001, APN: 290210001
CASA REAL PROP
1141 POMONA AVE NO D
CORONA CA 92882

ASMT: 290210008, APN: 290210008
LEE LAKE WATER DISTRICT
510 W CHASE DR NO 103
CORONA CA 92882

ASMT: 290210002, APN: 290210002
WILLIAM ASHTON
P O BOX 777
NORCO CA 92860

ASMT: 290210009, APN: 290210009
FERMIN MORAN
10460 STAGELINE ST
CORONA, CA. 92883

ASMT: 290210003, APN: 290210003
JUNKO KURANO, ETAL
10625 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210010, APN: 290210010
PAUL BELFIGLIO
31661 NATIONAL PARK DR
LAGUNA NIGUEL CA 92677

ASMT: 290210004, APN: 290210004
EDITH MCCAULEY
10639 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210011, APN: 290210011
LOUNA ESHAK
1541 E LA PALMA AVE NO B2
ANAHEIM CA 92805

ASMT: 290210005, APN: 290210005
LISA MENDEZ, ETAL
10653 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213001, APN: 290213001
DINA PEREIRA, ETAL
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CORONA, CA. 92883



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MARIA CRUZ, ETAL
24560 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213009, APN: 290213009
HELEN FUNG
16 MANCERA
RCH SANTA MARGARITA CA 92688

ASMT: 290213003, APN: 290213003
ANDRES MELENDEZ
24570 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213010, APN: 290213010
RICHARD GRAHAM
10652 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213004, APN: 290213004
JACKIE RAUDALES, ETAL
24560 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213011, APN: 290213011
ELOISA PALACIOS, ETAL
10636 WRANGLER AVE
CORONA, CA. 92883

ASMT: 290213005, APN: 290213005
ADA DELAO
24560 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213012, APN: 290213012
DENA BROWN, ETAL
4075 STRANDBERG ST
CORONA CA 92881

ASMT: 290213006, APN: 290213006
JOSEPH ZAMORA
24540 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213013, APN: 290213013
BONNIE ARGEANTON
10610 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213007, APN: 290213007
EUGENIA MAGANA, ETAL
24560 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213014, APN: 290213014
CAROL PROBST
10596 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213008, APN: 290213008
LARRY ZAVALA
10680 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290272007, APN: 290272007
CATIA MORGAN, ETAL
10429 MOJESKA SUMMIT RD
CORONA, CA. 92883



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ASMT: 290272008, APN: 290272008
REBECCA BARBOA OTERO, ETAL
10441 MOJESKA SUMMIT RD
CORONA, CA. 92883

ASMT: 290272020, APN: 290272020
SUSAN SCHRIMSHER, ETAL
10505 WHITECROWN CIR
CORONA, CA. 92883

ASMT: 290272009, APN: 290272009
DANYELLE KRUPPE, ETAL
2017 BULLION DR
29 PALMS CA 92278

ASMT: 290272022, APN: 290272022
JAMIE COCHRANE, ETAL
10498 WHITECROWN CIR
CORONA, CA. 92883

ASMT: 290272010, APN: 290272010
TOMASO CAPITAL
C/O REAL ESTATE DIVISION
23052 ALICIA PKY NO HM611
MISSION VIEJO CA 92692

ASMT: 290272011, APN: 290272011
CHARLIE MIZER, ETAL
10493 WHITECROWN CIR
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ASMT: 290272014, APN: 290272014
CAITLIN TA
1750 HERRIN ST
REDONDO BEACH CA 90278

ASMT: 290272015, APN: 290272015
LYNDA HALL, ETAL
10474 WHITECROWN CIR
CORONA, CA. 92883

ASMT: 290272016, APN: 290272016
ANTOANETA VASSEVA, ETAL
3604 200TH PL SW
LYNNWOOD WA 98036

Applicant:

Temescal Office Partners LP
3151 Airway Ave #U-2
Costa Mesa, CA 92626

Representative:

Pinnacle Residential
2 Venture, Suite 350
Irvine, CA 92618

Applicant:

Temescal Office Partners LP
3151 Airway Ave #U-2
Costa Mesa, CA 92626

Representative:

Pinnacle Residential
2 Venture, Suite 350
Irvine, CA 92618

Applicant:

Temescal Office Partners LP
3151 Airway Ave #U-2
Costa Mesa, CA 92626

Representative:

Pinnacle Residential
2 Venture, Suite 350
Irvine, CA 92618

Engineer:

Proactive Engineering Consultants
200 South Main Street
Corona, CA 92882 Suite 300

Representative:

Michael Naggar
445 S. D St
Perris, CA 92570

Engineer:

Proactive Engineering Consultants
200 South Main Street
Corona, CA 92882 Suite 300

Representative:

Michael Naggar
445 S. D St
Perris, CA 92570

TR37153

Mail Stop # 5950
Riverside County Waste

Temescal Municipal Advisory Council
Attn: Eric Warner
P.O. Box 77850
Corona, CA 92877-0100

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

City of Corona – Community Development Department
400 S. Vicentia Ave.
Corona, CA 92882



Applicant:

Temescal Office Partners LP
3151 Airway Ave #U-2
Costa Mesa, CA 92626

Representative:

Pinnacle Residential
2 Venture, Suite 350
Irvine, CA 92618

Applicant:

Temescal Office Partners LP
3151 Airway Ave #U-2
Costa Mesa, CA 92626

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Irvine, CA 92618

Engineer:

Proactive Engineering Consultants
200 South Main Street
Corona, CA 92882 Suite 300

Representative:

Michael Naggar
445 S. D St
Perris, CA 92570

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



18-1
(MT 6478)

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on GPA01203, CZ07913, TR37153, PP26209 – Adoption of a Mitigated Negative Declaration - Applicant: Temescal Office Partners, LP – Engineer: Proactive Engineering Consultants – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Business Park (CD:BP) - Location: Northerly of Temescal Canyon Road, westerly of Interstate 15, easterly of Wrangler Way, and southerly of Mojaska Summit Road - Zoning: Commercial Office (C-O) - REQUEST: GENERAL PLAN AMENDMENT NO. 1203 proposes to change the General Plan Land Use Designation for APN Nos. 290-060-024 and 290-060-025 from Community Development: Business Park (CD:BP), (0.25 – 0.60 Floor Area Ratio); to Community Development: Medium High Density Residential (CD:MHDR), (5-8 dwelling units per acre). CHANGE OF ZONE NO. 7913 proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). TENTATIVE TRACT MAP NO. 37153 proposes a Schedule B subdivision of 14.81 acres into three (3) residential lots and six (6) lettered lots. The three (3) numbered residential lots would be subdivided into 80 condominium units. The six (6) lettered lots consist of two (2) of which are for public roads, one (1) for a recreational area, and three (3) for open space. PLOT PLAN NO. 26209 proposes a total of 80 two-story, single-family detached condominium units, 160 garage parking spaces, 68 private on-street parking spaces, and recreation areas on the entire 14.81 acre site. APN: 290-060-024, 290-060-025.

Russell Brady, Planning Staff, presented the matter.

The following people spoke in support:
Mike Naggar
Richard Sacianni
Francisco Copel

The following people spoke in opposition:
Lee Wilson
Dan Smith
Ruth Brissenden
Tracy Davis
Jannlee Watson
Shannon Milliken
Rob Mucha

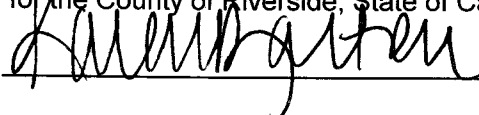
On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, June 5, 2018 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:
Ayes: Jeffries, Tavaglione, Washington and Perez
Nays: None
Absent: Ashley

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on April 24, 2018 _____ of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: April 24, 2018
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
18.1

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



ITEM
18.1
(ID # 6478)

MEETING DATE:

Tuesday, April 24, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GPA01203, CZ07913, TR37153, PP26209 – Adoption of a Mitigated Negative Declaration - Applicant: Temescal Office Partners, LP – Engineer: Proactive Engineering Consultants – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Business Park (CD:BP) - Location: Northerly of Temescal Canyon Road, westerly of Interstate 15, easterly of Wrangler Way, and southerly of Mojeska Summit Road - Zoning: Commercial Office (C-O) - REQUEST: GENERAL PLAN AMENDMENT NO. 1203 proposes to change the General Plan Land Use Designation for APN Nos. 290-060-024 and 290-060-025 from Community Development: Business Park (CD:BP), (0.25 – 0.60 Floor Area Ratio); to Community Development: Medium High Density Residential (CD:MHDR), (5-8 dwelling units per acre). CHANGE OF ZONE NO. 7913 proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). TENTATIVE TRACT MAP NO. 37153 proposes a Schedule B subdivision of 14.81 acres into three (3) residential lots and six (6) lettered lots. The three (3) numbered residential lots would be subdivided into 80 condominium units. The six (6) lettered lots consist of two (2) of which are for public roads, one (1) for a recreational area, and three (3) for open space. PLOT PLAN NO. 26209 proposes a total of 80 two-story, single-family detached condominium units, 160 garage parking spaces, 68 private on-street parking spaces, and recreation areas on the entire 14.81 acre site. APN: 290-060-024, 290-060-025. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42924** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated; and,

TENTATIVELY APPROVE **GENERAL PLAN AMENDMENT NO. 1203** that changes the land use designation on approximately 14.81 acres from Community Development: Commercial Office (CD:CO) to Community Development: Medium High Density Residential (CD:MHDR), in accordance with Exhibit #5, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE **CHANGE OF ZONE NO. 7913** that changes the zoning classification of the project site from Commercial Office (C-O) to Planned Residential (R-4) in

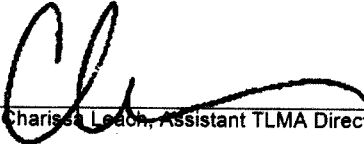
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

accordance with Exhibit #2, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37153, subject to the attached conditions of approval as well as final approval of General Plan Amendment No. 1203 and Change of Zone No. 7913, and based upon the findings and conclusions incorporated into the staff report; and,

APPROVE PLOT PLAN NO. 26209, subject to the attached conditions of approval as well as final approval of General Plan Amendment No. 1203 and Change of Zone No. 7913, and based upon the findings and conclusions incorporated into the staff report.

ACTION:



Charissa Leach, Assistant TLMA Director

4/16/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

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

Planning Commission Revisions and Action

This project was heard by the Planning Commission on November 1, 2017, December 20, 2017, and February 7, 2018. At the November 1, 2017 hearing, the Commission expressed concerns regarding parking and emergency vehicle access. Staff and the applicant addressed these concerns with updated conditions of approval for Fire Lane location, CC&R Parking Rules, and widening of the internal road. These are detailed further in the February 7, 2018 Planning Commission Staff Report. At the February 7, 2018 hearing based on requests and concerns expressed by the Commission, the applicant proposed revisions to the project as listed below:

1. Removal of units 74 and 75 in the northeast corner of the project;
2. Removal of unit 50 in the northwest corner of the project;
3. Reorient units 9, 10, 17, 18, 25, 26, 33, 34, 41, and 42 for the driveways to orient to the internal road instead of the motor court driveway and from this removal of 7 designated parking spaces along the internal road;
4. Shift unit 1 easterly and shorten the private yard areas of units 1 through 5; and
5. Shift the units on the west side south slightly to make additional room at the northwest corner to provide a stubout for potential access through the Butterfield Estates development to the west.
6. Inclusion of a condition of approval requiring MERV-13 air filters to be installed throughout the project initially and continued through project operation.

With these revisions, the Planning Commission voted 4-0 to recommend approval of the project to the Board of Supervisors. Plans have been revised based on the revisions made at the Planning Commission for consideration by the Board of Supervisors.

The removal of units 74 and 75 was in response to concerns expressed by the Planning Commission based on the analysis included in the Initial Study/Mitigated Negative Declaration based on a Health Risk Assessment (HRA) performed for the project. The HRA was performed for the project due to the project site's location adjacent to Interstate-15 to determine the potential health impacts from freeway emissions, in particular diesel emissions, on future residents of the project. The HRA determined that for residences located within 500 feet of Interstate 15, certain measures (in particular, the installation of MERV-13 filters in those

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residences) would reduce the potential for cancer risk from a 30-year exposure period to under 10 in one million, which is the typical threshold for cancer risk utilized by the SCAQMD. While this was presented and included in the analysis for the Initial Study/Mitigated Negative Declaration, pursuant to CEQA, an agency is not required to analyze the impact of existing environmental conditions on a project's future users or residents, unless that project risks exacerbating those existing conditions (see *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369). Based upon the analysis provided in the air quality report, the proposed project would not cause significant air quality impacts and would not significantly contribute to the existing air quality emissions related to Interstate 15. Therefore, even though this topic is discussed in the Initial Study/Mitigated Negative Declaration, the measures as recommended in the HRA to reduce the cancer risk to less than 10 in one million is not required mitigation to reduce any significant physical environmental impacts pursuant to CEQA. Regardless, the requirement for installation of the MERV-13 filters has been applied to the entire project as noted in the project's conditions of approval (50.Planning.17 and 80.Planning.17).

General Plan Amendment/Commercial Feasibility

The project site was previously approved under Plot Plan No. 23358 for a commercial office center consisting of 9 buildings and totaling nearly 84,000 square feet of building area in 2011. Following this approval, no further action was taken to develop the site in accordance with the approved Plot Plan.

Since that time, the development of the site has not occurred under this prior approval. A Demographic Marketing Report was commissioned by the applicant and prepared by Derrigo Studies in October 2016 for the project to analyze the demographics of the surrounding area to determine the viability of the project site for retail or office use. The report concluded that based on the limited access to the site due to no immediate freeway entrance, one existing grocery store and shopping center already serving the general area, and a limited projected trade area population to support a second center, that these factors represent a diminished viability for commercial uses at the project site.

Due to this, the owner reconsidered the use of the site for commercial and has applied for the proposed project to change the General Plan land use designation from Commercial Office (CO) to Medium High Density Residential (MHDR) with an implementing project to develop the site with detached single-family condominium units. Plot Plan No. 23358 approvals will be voided as part of the approval of the currently proposed project.

Condominium Development

Tentative Tract Map No. 37153 proposes the subdivision of the project site into three (3) residential lots, which are then further subdivided for a total of 83 condominium units. Plot Plan No. 26209 includes the conceptual layout or plotting of the residential buildings within each of the lots. The layout style for the units proposed is typically referred to as a "motor court style," where multiple units' garages are accessed via a common driveway or motor court. Pedestrian

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access would either be taken through the motor court as well or directly to the internal circulating private streets, depending on each unit's location. Each unit would have its own private yard area of a minimum of 300 square feet typically on the side of the building opposite the motor court.

Parking

For condominium and apartment projects such as the one proposed, parking can sometimes be a concern since the design of the units does not always include driveways for parking and on-street parking may be limited since streets are often private which allow for smaller widths which may restrict parking. Based on Ordinance No. 348, Section 18.12, planned residential developments shall provide 2.5 parking spaces for all units with two or more bedrooms. All 80 units proposed have two or more bedrooms, which results in a minimum of 208 parking spaces required. Each of the 80 units proposed has its own two car garage for a total of 160 garage parking spaces. The project also includes 68 on-street (private) parking for a total of 228 parking spaces provided for a rate of 2.85 parking spaces per unit. This alone exceeds the minimum 200 required parking spaces.

Although not all of the units have a driveway capable of accommodating vehicle parking, 42 of the 80 units do have driveways capable of accommodating two vehicles each for an additional 84 parking spaces. While these driveway spaces would generally be exclusive use of the respective units, these driveway spaces would assist in offsetting the use of the on-street parking spaces by either residents or guests. With these driveway spaces included, the project would provide for a total of 312 parking spaces for a rate of 3.9 parking spaces per unit.

Recreation

Since the project would have units with relatively small private yard areas, the project includes common recreation areas that provide additional area for people to use. The primary recreation area is approximately 0.5 acres in area and is located in the central portion of the project site along the main project entry. This area would include a fenced pool, outdoor kitchen area with grills, a tot lot/playground, moveable furniture and lounge chairs, and shade structures.

The second recreation area is approximately 0.3 acres in area and also located near the main project entry on the east side of the project. This recreation area is defined as a "trail node" by the project and is located at the hub of the internal sidewalks leading out to Temescal Canyon Road and the proposed trail located there. This recreation area would include shade structures, benches, dog waste dispensers, and enhanced landscaping along with a trail connecting out to a viewpoint area on the eastern portion of the site.

Based on the 83 units as was initially proposed to the Planning Commission and a rate of 3.06 persons per unit, there would be approximately 254 residents anticipated for the project. Based on Ordinance No. 460 requirements for recreation area, three (3) acres of parks should be provided for every 1,000 residents. Based on the 254 residents anticipated, a minimum of 0.7 acres of park area required. In total, the recreation areas consist of approximately 0.8 acres,

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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which meets the minimum recreation area. The Planning Commission revisions resulted in the inclusion of 0.17 acres of additional recreation area along the project's eastern boundary for a revised total of 0.97 acres.

Grading/Retaining Walls

The existing topography on the site generally slopes downward to the south with a substantial dropoff as it reaches the drainage area that crosses the southern portion of the site. The proposed residential use on the site and the existing topography requires grading to bring the site more level which creates a design which increases even greater the grade difference to the drainage area. The design as proposed to make this transition includes a retaining wall with a maximum height of 35 feet, which faces Temescal Canyon Road. The retaining wall proposed would not be a straight vertical, precision block wall but would be a mechanically stabilized earth (MSE) retaining wall where the retaining wall face is stepped back with each row of block, which minimizes the appearance of such a size wall. Such a design without a flat, vertical surface should also minimize its attraction for graffiti.

SB18/AB52 Tribal Consultation

SB18 notices were sent out to 16 Tribes on September 6, 2016. The County received replies from the Pechanga Band of Luiseño Indians and the Pala Band of Mission Indians. The Pechanga Tribe requested consultation, while the Pala Tribe did not wish to consult unless there was ground disturbance associated with the project. AB52 notifications were sent out on August 16, 2016, to the following seven (7) tribes: Cahuilla Band of Indians, Colorado River Indian Tribes (CRIT), Gabrieleño Band of Mission Indians-Kizh Nation, Ramona Band of Cahuilla Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians and the Pechanga Cultural Resources Department. The Pechanga Tribe requested to consult on the project. There was no response from the remaining tribes.

A meeting was held in which this project was discussed with the Pechanga Tribe on March 22, 2017. On April 17, 2017, the agreed upon conditions of approval were sent to the Pechanga Tribe, and consultation was concluded on the project.

City of Corona Sphere of Influence

The project was initially transmitted to the City of Corona on August 5, 2016, and no response was received. Pursuant to the Memorandum of Understanding with the City of Corona, any project requiring rezoning and that is inconsistent with the City's General Plan require City and County staff to meet to review the proposed development. The City of Corona's General Plan designates the project site as Medium Density Residential (6-15 du/ac). The project proposes a General Plan Amendment from Commercial Office (CO) to Medium High Density Residential (MHDR) which allows between 5 and 8 dwelling units per acre. Therefore, the proposed project is not only consistent with the City of Corona's General Plan, but more consistent compared to the current County General Plan land use designation of Commercial Office (CO). Additionally, there are no other policies in the General Plan related to the City of Corona's Southern Sphere of Influence that the project could be inconsistent with.

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

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Memos
- C. Planning Commission Staff Report
- D. Tentative Tract Map No. 37153 Exhibits
- E. Plot Plan No. 26209 Exhibits
- F. Indemnification Agreement



Scott Bruckner 4/16/2018

Maxwell, Sue

Lorraine/April -
Saved all in
R/Proceedings for
4/27/18 -
18.01001 part 2
Sue
4/20/18

From: Maxwell, Sue
Sent: Friday, April 20, 2018 8:57 AM
To: COB-Agenda (COB-Agenda@rivco.org); Georg [redacted] (G[redacted]@RIVCO.ORG);
Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Young, Alisa;
District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3;
District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Cc: Russell Brady (rbrady@RIVCO.ORG); Rector, Kimberly; BOYDD, April; Williams, Lorraine
D
Subject: April 24, 2018 Item 18.1 Public Comments Opposing Condos in Temescal Canyon
(Planning)
Attachments: Memo to BOS - Public Comments.pdf; Public Comments 4-19.pdf

Good morning,

Please see the attached memorandum and 99 Public Comments opposing the April 24, 2018 Board Meeting Agenda Item 18.1 for re-zoning and building of 80 condominium units in Temescal Canyon.

This has been electronically filed with Back-Up for Item 18.1.

Thank you kindly,

Sue Maxwell

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
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<https://www.facebook.com/RivCoCOB/>



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From: Brady, Russell
Sent: Thursday, April 19, 2018 6:09 PM
To: COB <COB@RIVCO.ORG>
Cc: Perez, Juan <JCPEREZ@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>
Subject: 4/24 - Item 18.1 Memo

See attached memo with related attachment to distribute immediately to Supervisors related to Item 18.1 on the April 24th agenda. Please confirm when this has been distributed.

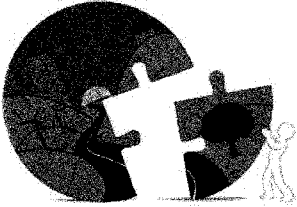
6478
4/24/18 18.1
2018-4-139468

Thanks

Russell Brady
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-3025



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Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: April 23, 2018
TO: Board of Supervisors
FROM: Russell Brady, Project Planner
RE: Item 18.1 – Additional Public Comments

Staff has received the attached additional comments in opposition to the proposed project for consideration by the Board of Supervisors. Any further comments received will be provided at the hearing.

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

"Planning Our Future... Preserving Our Past"

6478
4/24/18 18-1
2018-4-139476

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, April 23, 2018 4:20 PM
To: COB-Agenda (COB-Agenda@rivco.org); George Johnson (GAJohnson@RIVCO.ORG); Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Cc: Russell Brady (rbrady@RIVCO.ORG); Rector, Kimberly; BOYDD, April; Williams, Lorraine D
Subject: April 24, 2018 Item 18.1 Public Comments Opposing Condos in Temescal Canyon (Planning x2)
Attachments: 2018-4-139476.pdf

Importance: High

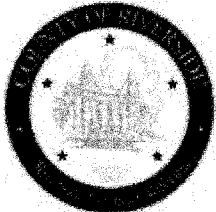
Good afternoon,

Please see the attached memorandum with 36 additional Public Comments opposing the April 24, 2018 Board Meeting Agenda Item 18.1 for re-zoning and building of 80 condominium units in Temescal Canyon.

This has also been electronically filed with Back-Up for Item 18.1.

Thank you kindly,

Sue Maxwell
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
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<https://www.facebook.com/RivCoCOB/>



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From: Brady, Russell
Sent: Monday, April 23, 2018 2:03 PM
To: COB <COB@RIVCO.ORG>
Cc: Perez, Juan <JCPEREZ@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>
Subject: RE: 4/24 - Item 18.1 Memo

Please provide this additional memo and attachment as well to the Supervisors immediately. Thanks

Russell Brady
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-3025



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP AND PLOT PLAN IN THE GLEN IVY – TEMESCAL CANYON, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 24, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Temescal Office Partners, LP, on **General Plan Amendment No. 1203**, which proposes to change the land use for APN Nos. 290-060-024 and 290-060-025 from Community Development: Business Park (CD:BP), (0.25 – 0.60 Floor Area Ratio) to Community Development: Medium High Density Residential (CD:MHDR), (5-8 dwelling units per acre); **Change of Zone No. 7913**, which proposes to change the zoning from Commercial Office (C-O) to Planned Residential (R-4), or such other zones as the Board may find appropriate; **Tentative Tract Map No. 37153, Schedule A**, which proposes to subdivide 14.81 acres into three (3) residential lots, which will be subdivided into 80 condominium units, and six (6) lettered lots consist of 2 of which are for public roads, 1 for a recreational area, and 3 for open space; and, **Plot Plan No. 26209**, which proposes a total of 80 two-story, single-family detached condominium units, 160 garage parking spaces, 68 private on-street parking spaces, and recreation areas on the entire 14.81 acre site (“the project”). The project is located northerly of Temescal Canyon Road, westerly of Interstate-15, easterly of Wrangler Way, and southerly of Mojeska Summit Road in the First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42924**.

The Planning Department’s report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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

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

Dated: April 11, 2018

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

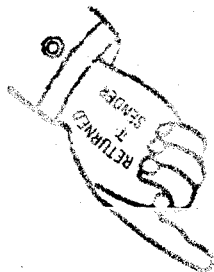
18-1 of 04/24/18



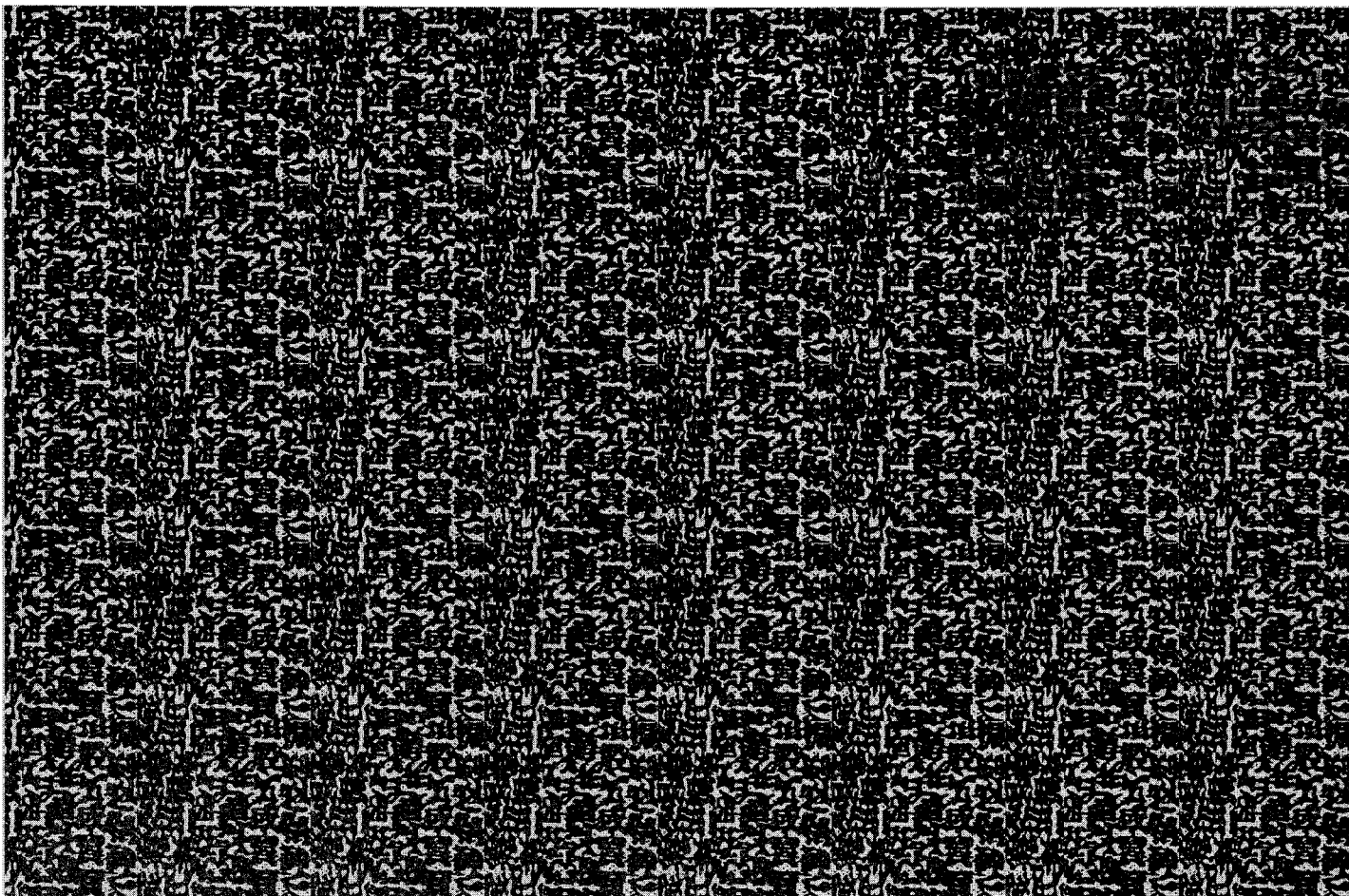
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147
CLERK / BOARD OF SUPERVISORS

PUBLIC HEARING NOTICE
2018 APR 16 AM 10:02
This may affect your property

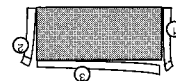
Mail Stop # 5950
Riverside County Waste



TR37153



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP AND PLOT PLAN IN THE GLEN IVY – TEMESCAL CANYON, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: April 11, 2018

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

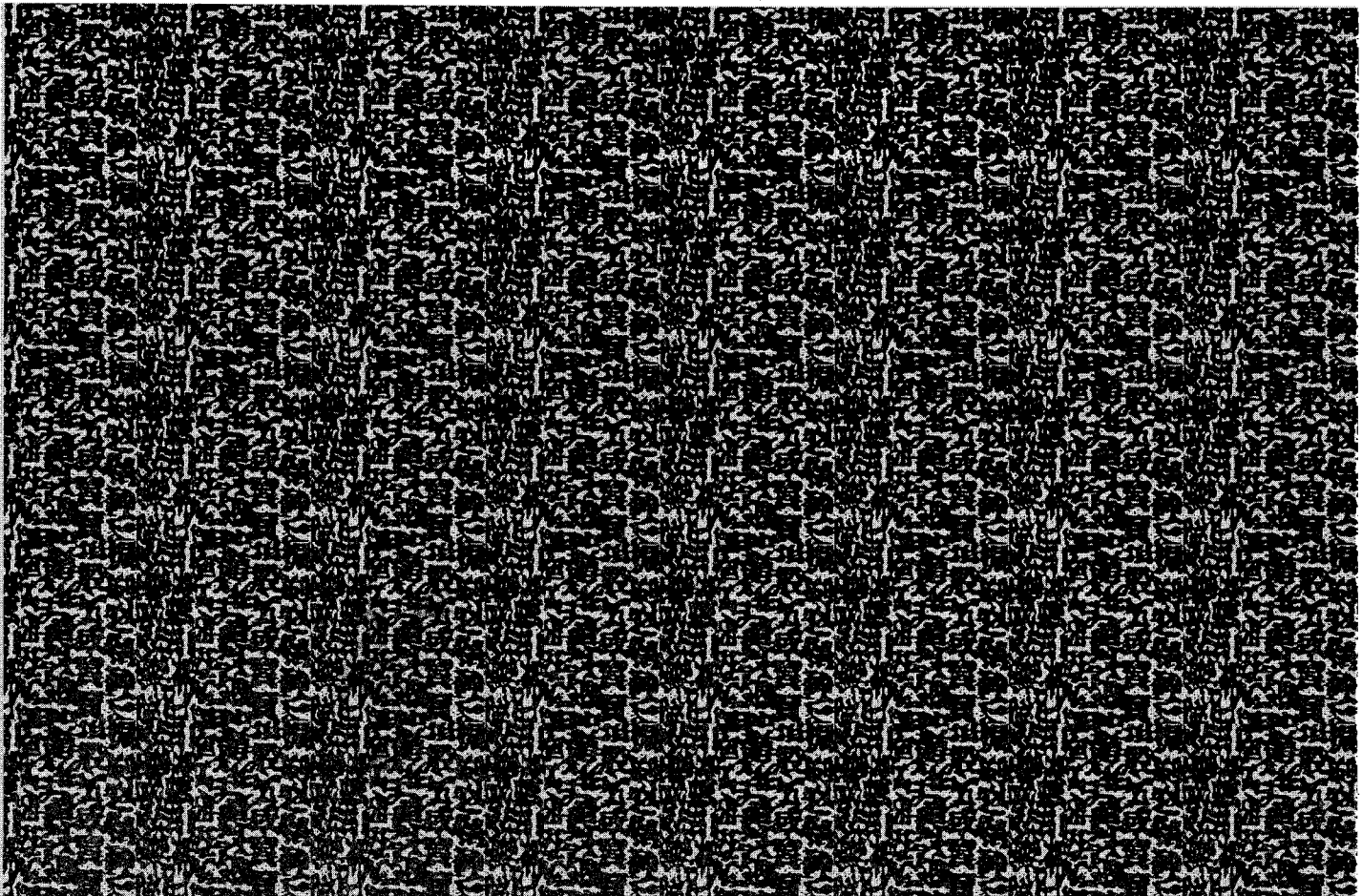
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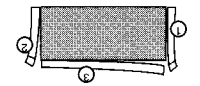
ASMT: 290200023, APN: 290200023
DILEEP KAMAT, ETAL
2541 WARDENWOOD CT
TUSTIN CA 92782

PUBLIC HEARING NOTICE
This may affect your property
2010 APR 23 AM 10:17
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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Dated: April 11, 2018
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

18.1 of 04/24/18

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925562 > 1147

BC: 92592114747
* 2252-03127-20-14

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NIXIE 911 FB 1269 0004/20/18

ASMT: 280210002, APN: 280210002
WILLIAM ASHTON
P O BOX 777
NORCO CA 92860

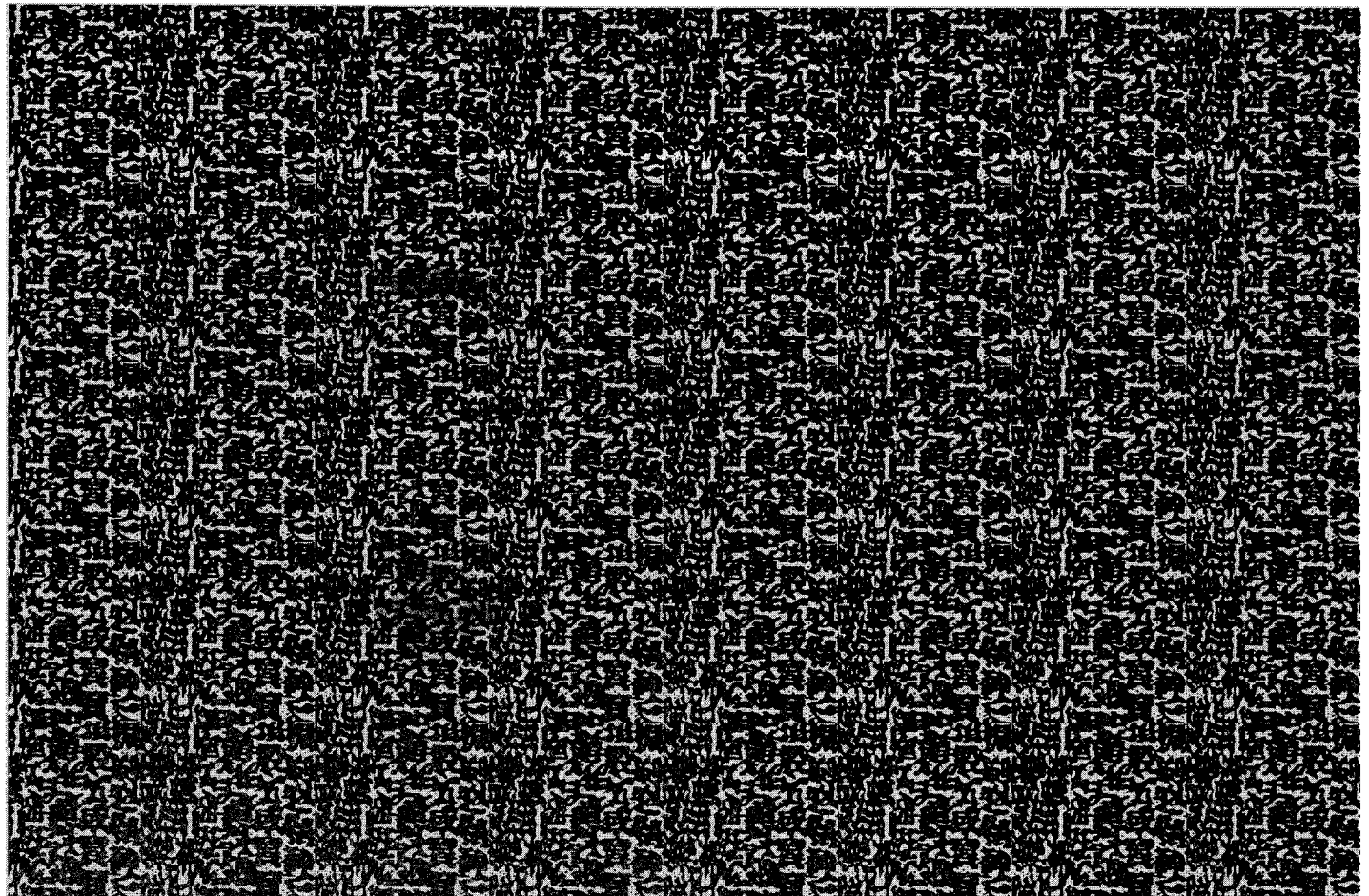
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PUBLIC HEARING NOTICE 2018 APR 23 AM 10:17

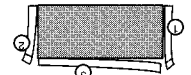
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS



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9 mins.

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Mike Naggar

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 4/24 **Agenda #** ~~18.1~~ 18.1

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Group/Organized Presentations:

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**Riverside County Board of Supervisors
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SPEAKER'S NAME: CARISSA HAINSWORTH

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 4/24/18 **Agenda #** ~~12~~ 18.1

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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for "Appeal", please state separately your position on
the appeal below:

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

I give my 3 minutes to: Mike Naggart

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Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: David Graves

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 4/24 **Agenda #** 18.1

PLEASE STATE YOUR POSITION BELOW:

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I give my 3 minutes to: Mike Naggan

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SPEAKER'S NAME: RICHARD SCIANNI

Address: 10519 Wrangler Way
(only if follow-up mail response requested)

City: Corona **Zip:** 92883

Phone #: 951 858-2290

Date: 4-24-18 **Agenda #** 18.1

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SPEAKER'S NAME: Robert Scanlan

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 4/24/18 **Agenda #** 18.1

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

SPEAKER'S NAME: Francisco Z. Lopez

Address: 10511 WRANGLER WAY
(only if follow-up mail response requested)

City: CORONA **Zip:** 92883

Phone #: (951) 531-6617

Date: 3/24/18 **Agenda #** 18-1

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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I give my 3 minutes to: _____

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

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Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Perrie Ilevail

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 4/24 **Agenda #** 18.1

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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I give my 3 minutes to: _____

BOARD RULES

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

Submit request to Clerk of Board (right of podium),
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Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Matthew Fagnh

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 4/24/18 **Agenda #** 18-1

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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for "Appeal", please state separately your position on
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Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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6 min

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

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

SPEAKER'S NAME: LEE Wilson

Address: 24634 Hatton Ln
(only if follow-up mail response requested)

City: Temescal Valley **Zip:** 92883

Phone #: 714 612-0123

Date: 4-24-18 **Agenda #** 18.1

PLEASE STATE YOUR POSITION BELOW:

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

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

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

I give my 3 minutes to: _____

BOARD RULES

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**Riverside County Board of Supervisors
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SPEAKER'S NAME: DAVE DAVIS

Address: 11021 SANWAY CT
(only if follow-up mail response requested)

City: CORONA **Zip:** 92883

Phone #: 951-201-6993

Date: APRIL 24 **Agenda #** 18-1

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: Lee Wilson

BOARD RULES

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SPEAKER'S NAME: DAN SMITH

Address: 25248 NOBLE CANYON ST
(only if follow-up mail response requested)

City: TEMESCAL VALLEY **Zip:** 92883

Phone #: (951) 818-9992

Date: 04/29/2018 **Agenda #:** 18.1

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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I give my 3 minutes to: _____

BOARD RULES

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SPEAKER'S NAME: Ruth Brissenden

Address: _____
(only if follow-up mail response requested)

City: Jenesca Valley **Zip:** 92583

Phone #: _____

Date: 4/23/18 **Agenda #** A-1

PLEASE STATE YOUR POSITION BELOW:

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

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

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I give my 3 minutes to: _____

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

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SPEAKER'S NAME: Tracy Davis

Address: 8826 Flintridge Lane
(only if follow-up mail response requested)

City: Temescal Valley **Zip:** 92883

Phone #: 951-277-3253

Date: 4/25/18 **Agenda #** 18.1

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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I give my 3 minutes to: _____

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

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

SPEAKER'S NAME: John Watson

Address: 23043 Sunrose St
(only if follow-up mail response requested)

City: Temescal Valley **Zip:** 92883

Phone #: 951-277-8383

Date: 4-24-18 **Agenda #** 18-1

PLEASE STATE YOUR POSITION BELOW:

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

 Support X Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: John Watson

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Requests to Address Board on items that are "NOT" on the Agenda:

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**Riverside County Board of Supervisors
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SPEAKER'S NAME: JANNLEE WATSON

Address: 23043 SUNROSE ST.
(only if follow-up mail response requested)

City: TEMESCAL VALLEY **zip:** 92883

Phone #: 951-277-0383

Date: 04.24.18 **Agenda #** 18-1

PLEASE STATE YOUR POSITION BELOW:

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

 Support **Oppose** **Neutral**

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

 Support **Oppose** **Neutral**

I give my 3 minutes to: _____

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SPEAKER'S NAME: Shannon Milliken

Address: _____
(only if follow-up mail response requested)

City: Temescal Valley **Zip:** 92883

Phone #: _____

Date: 4/24/18 **Agenda #** 18.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** P **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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