

RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03777, EA43055)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 27, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 3777 and PARCEL MAP NO. 37399 – EA 43055 – Applicant/Owner: W. Development Partners of Temecula – Engineer Representative: EJR Group – Third Supervisorial District – Highway 79 Policy Area – Southwest Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) – Location: north of Benton Road, east of Highway 79, west of Leon Road – Zoning: Dutch Village Specific Plan

REQUEST: Development of approximately 143,565 square feet of retail commercial and office buildings, and all other necessary and required improvements on a 14.06 acre site. – APN: 963-060-032.

Sincerely,

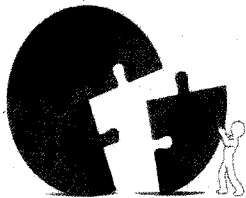
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: David Alvarez, daalvarez@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03777, EA43055)

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PLANNING DEPARTMENT

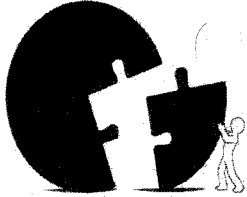
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03777, EA43055)

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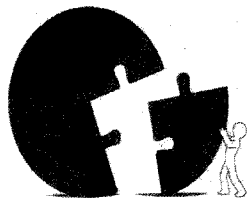
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03777, EA43055)

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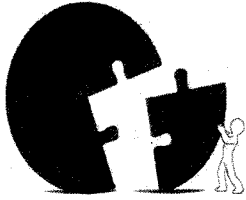
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Rincon Band of Luiseño Indians
Destiny Colocho, Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03777, EA43055)

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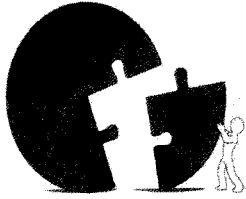
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03777, EA43055)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 27, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. PPT180016

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: W Development Partners of Temecula, LLC

Contact Person: Jim Raschelle E-Mail: jimerjgroup.com

Mailing Address: 125 Stillman Street
San Francisco CA 94107
City State ZIP

Daytime Phone No: (925) 250-7118 Fax No: ()

Engineer/Representative Name: SWS Engineering, Inc.

Contact Person: Michael Schweitzer E-Mail: michael@sws-engr.com

Mailing Address: 261 Autumn Drive
San Marcos CA 92069
City State ZIP

Daytime Phone No: (760) 744-0011 Fax No: (760) 744-0046

Property Owner Name: W Development Partners of Temecula, LLC

Contact Person: Rob Mann E-Mail: robmann@frontlinecap.com

Mailing Address: 125 Stillman Street
San Francisco CA 94107
City State ZIP

Daytime Phone No: (415) 990-3378 Fax No: (866) 331-1692

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APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

The proposed project consists of 15 commercial buildings with a combined area of 138,495 square feet on 14.65 gross acres. The project includes dividing the site into 15 lots.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 1

| EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | | | | | |
|--|-------------|--------|---------|--------------|--------------------------|------------------|
| No.* | Square Feet | Height | Stories | Use/Function | To be Removed | Bldg. Permit No. |
| 1 | | | | | <input type="checkbox"/> | |
| 2 | | | | | <input type="checkbox"/> | |
| 3 | | | | | <input type="checkbox"/> | |
| 4 | | | | | <input type="checkbox"/> | |
| 5 | | | | | <input type="checkbox"/> | |
| 6 | | | | | <input type="checkbox"/> | |
| 7 | | | | | <input type="checkbox"/> | |
| 8 | | | | | <input type="checkbox"/> | |
| 9 | | | | | <input type="checkbox"/> | |
| 10 | | | | | <input type="checkbox"/> | |

Place check in the applicable row, if building or structure is proposed to be removed.

| PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | | | |
|--|-------------|--------|---------|------------------------|
| No.* | Square Feet | Height | Stories | Use/Function |
| 1 | | | | See attached Site Plan |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
|--|-------------|------------------------|
| No.* | Square Feet | Use/Function |
| 1 | | See attached Site Plan |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

APPLICATION FOR LAND USE AND DEVELOPMENT

| | | |
|----|--|--|
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

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

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a signed copy(ies): Traffic, bio, archaeological, paleogeotech

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: W Development Partners of Temecula, LLC
Address: 125 Stillman St., San Francisco, CA 94107
Phone number: 415-990-3377
Address of site (street name and number if available, and ZIP Code): NWC Benton Loop Rd
French Valley, CA 92596
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: 963-060-032
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: Rob Mann Date 5-30-18

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) Rob Mann, Manager Date 5-31-18
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

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

**INDEMNIFICATION AGREEMENT REQUIRED FOR ALL
PROJECTS**

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

PROJECT CASE(S): SP 386, PM 37191, GPA 1135, CZ 7850, EA 42661

R.S. Mann 5-15-18 *President Mann Property Company, Inc.*
Property Owner(s) Signature(s) and Date *Manager of W Development Partners*
of Temecula, LLC

W Development Partners of Temecula, LLC
PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- If the property owner is a trust, provide a copy of the trust certificate.*

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 16, 2018,

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

APN (s) or case numbers CUP03777 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

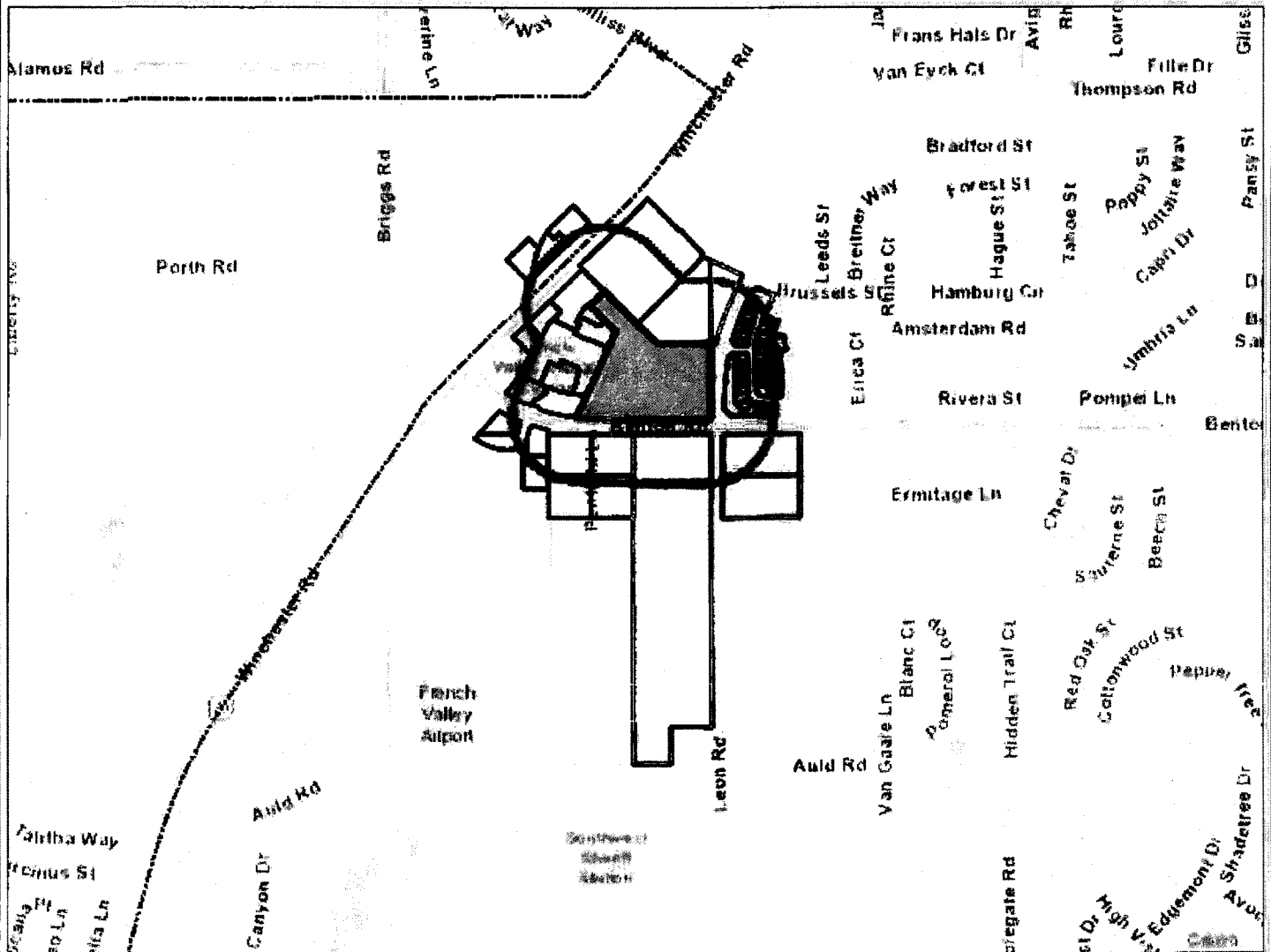
ADDRESS: 4080 Lemon Street 9TH Floor




Riverside, Ca. 92502

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

Riverside County GIS

CUP03777 (600 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 5/17/2018 10:15:58 AM

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963450003
SCOTT MURRIETA SERVICE STATION
BONSALL SERVICE STATION
MURRIETA MARKETPLACE HOLDINGS
C/O J & T MANAGEMENT
139 RADIO RD
CORONA CA 92879

963450005
SCOTT MURRIETA SERVICE STATION
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963440008
DEL TACO INC
TLS HOLDINGS
AMENABAR
C/O TLS HOLDINGS
705 N CRESCENT DR
BEVERLY HILLS CA 90210

963440005
REGENCY CENTERS
C/O C/O PROPERTY TAX DEPT
P O BOX 790830
SAN ANTONIO TX 78279

963440009
REGENCY CENTERS
C/O C/O PROPERTY TAX DEPT
P O BOX 790830
SAN ANTONIO TX 78279

963440011
REGENCY CENTERS
STAR GOALS
C/O C/O PROPERTY TAX DEPT
P O BOX 790830
SAN ANTONIO TX 78279

963440003
REGENCY CENTERS
C/O C/O PROPERTY TAX DEPT
P O BOX 790830
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963440010
REGENCY CENTERS
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963440001
REGENCY CENTERS
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963440002
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963440004
REGENCY CENTERS
C/O C/O PROPERTY TAX DEPT
P O BOX 790830
SAN ANTONIO TX 78279

963010002
NIHAL J ELQURA
FRENCH VALLEY TOWNE CENTER
C/O C/O JIRIES S EL QURA
31401 CAM CAPISTRANO NO 1
SAN JUAN CAPO CA 92675

963070015
BENKU
2700 PACIFIC COAST HWY 2FL
TORRANCE CA 90505

963070018
HELP HOSPITALIZED VETERANS INC
36585 PENFIELD LN
WINCHESTER CA 92596

963070020
PETRU TIVADAR
SYLVIA TIVADAR
36735 BLUE PALM DR
PALM DESERT CA 92211

963070014
FVIP
C/O C/O JEFF COMERCHERO
41391 KALMIA ST STE 200
MURRIETA CA 92562

963070019
GINO LOUIS BATTISTA
KRISTINA M BATTISTA
36560 PENFIELD LN
WINCHESTER CA. 92596

963070024
SABA A SABA
SHIRLEY L SABA
41309 AVENIDA BIONA
TEMECULA CA 92591

963060075
FRENCH VALLEY BENTON RD
C/O FRENCH VALLEY BENTON RD
PO BOX 1958
CORONA CA 92878

963060073
JUNG OCK LEE
CHUNG JA LEE
5439 VIA CARRIZO
LAGUNA WOODS CA 92637

963010001
NIHAL J ELQURA
FRENCH VALLEY TOWNÉ CENTER
C/O C/O JIRIES S EL QURA
31401 CAM CAPISTRANO NO 1
SAN JUAN CAPO CA 92675

963070021
HELP HOSPITALIZED VETERANS
36585 PENFIELD RD
WINCHESTER CA. 92596

963472002
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963480028
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963480017
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963481010
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963472015
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963480022
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963480018
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963480027
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963481007
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963060052
FRENCH VALLEY TOWNE CENTER
C/O C/O JIRIES ELQURA
P O BOX 1175
SAN JUAN CAPO CA 92693

963481006
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963471005
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963480021
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963481002
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177 E COLORADO BLV NO 500
PASADENA CA 91105

963471002
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963472001
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963060032
W DEV PARTNERS OF TEMECULA
C/O C/O ROBERT MANN JR
PO BOX 77564
SAN FRANCISCO CA 94107

963471004
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963472014
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963471001
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

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PARDEE HOMES
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PASADENA CA 91105

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177 E COLORADO BLV NO 500
PASADENA CA 91105

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PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

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177 E COLORADO BLV NO 500
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177 E COLORADO BLV NO 500
PASADENA CA 91105

963472013
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PASADENA CA 91105

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PASADENA CA 91105

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PARDEE HOMES
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PASADENA CA 91105

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PASADENA CA 91105

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PARDEE HOMES
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PASADENA CA 91105

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177 E COLORADO BLV NO 500
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177 E COLORADO BLV NO 500
PASADENA CA 91105

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177 E COLORADO BLV NO 500
PASADENA CA 91105

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PARDEE HOMES
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PASADENA CA 91105

963480016
PARDEE HOMES
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PASADENA CA 91105

963473001
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963480019
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963473002
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963481011
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

Palm Springs Fish and Wildlife
Office
777 E. Tahquitz Canyon Way, Suite
208
Palm Springs, California 92262

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

California Dept of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

San Diego RWQCB
2375 Northside Drive, Suite 100
San Diego, CA 92108

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

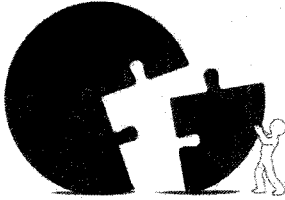
City of Murrieta
1 Town Square
Murrieta, CA 92562

Mann Property Company
Jim Roachelle
P.O. Box 77564
San Francisco, CA 94597

EJR Group
Erin Jackson
344 20th Street
Oakland, CA 94612

W Development Partners of Temecula
Rob Mann
P.O. Box 77564
San Francisco, CA 94107

Mann Property Company
W Development Partners of Temecula
P.O. Box 77564
San Francisco, CA 94107



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Plot Plan (SP) No. 180016 and Tentative Parcel Map (PM) No. 37399

Project Title/Case Numbers

Dave Alvarez

County Contact Person

951-955-5719

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

W Development Partners LLC

Project Applicant

34360 Gateway Drive, Palm Desert, CA 92211

Address

The overall project area is located Northerly of Benton Road, southerly and easterly of Winchester Road, and westerly of Leon Road

Project Location

Plot Plan No. 180016 proposes to construct 15 buildings totaling 138,495 square feet consisting of 49,100 square feet of retail and 89,395 square feet of business park on 14.06 acres. The project site will encompass seven (7) office/warehouse buildings and eight (8) retail building. Four (4) of the retail buildings may include restaurants. The site will also include a total of 544 parking stalls and all other necessary and required improvements, including required landscaping. Tentative Parcel Map No. 37399 proposes Schedule E a subdivision of 14.06 acres into 15 parcels ranging from 0.33 to 2.01 acres in size. APNs: 693-060-032.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on September 18, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. A statement of Overriding Considerations WAS NOT adopted
4. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

Date

9/5/2018

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CUP03777

FOR COUNTY CLERK'S USE ONLY

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



19-1
(MT 7844)

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding PPT180016 and PM37399 - Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 43055 - Applicant/Owner: W. Development Partners of Temecula - Engineer Representative: EJR Group - Third Supervisorial District - Highway 79 Policy Area - Southwest Area Plan - Land Use Designation: Community Development: Commercial Retail (CD: CR) - Location: north of Benton Road, east of Highway 79, west of Leon Road - Zoning: Commercial Scenic Highway (C-P-S) - REQUEST: Plot Plan No. 180016 proposes to construct 15 buildings totaling 138,495 square feet consisting of 49,100 square feet of retail buildings and 89,395 square feet of business park buildings on 14.06 acres. The project site will encompass seven (7) office/warehouse buildings and eight (8) retail buildings. Four (4) of the retail buildings may include restaurants. The site will also include a total of 544 parking stalls and all other necessary and required improvements, including required landscaping. Tentative Parcel Map No. 37399 proposes a Schedule "E" subdivision of 14.06 acres into 15 parcels ranging from 0.33 to 2.01 acres in size. APN: 963-060-032, the Chairman called the matter for hearing.

Russell Brady, Planning Department Staff, presented the matter.

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the public hearing is closed and the matter is continued to Tuesday, September 25, 2018 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 18, 2018 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 18, 2018
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.
19-1

xc: Planning, COB

Office of Miller, Catlin, Miller

Sept. 25, 2018

3. 8077 : TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PPT180016 and PM37399 - Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 43055 – Applicant/Owner: W. Development Partners of Temecula – Engineer Representative: EJR Group – Third Supervisorial District – Highway 79 Policy Area – Southwest Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) – Location: north of Benton Road, east of Highway 79, west of Leon Road – Zoning: Commercial Scenic Highway (C-P-S) - REQUEST: Plot Plan No. 180016 proposes to construct 15 buildings totaling 138,495 square feet consisting of 49,100 square feet of retail buildings and 89,395 square feet of business park buildings on 14.06 acres. The project site will encompass seven (7) office/warehouse buildings and eight (8) retail buildings. Four (4) of the retail buildings may include restaurants. The site will also include a total of 544 parking stalls and all other necessary and required improvements, including required landscaping. Tentative Parcel Map No. 37399 proposes a Schedule "E" subdivision of 14.06 acres into 15 parcels ranging from 0.33 to 2.01 acres in size. APN: 963-060-032. [Applicant fees 100%.] (19.1 of 09/18/2018)

We don't approve of more strip malls that invite small towns to start up. If people want these amenities then, sell their property to someone that wants night skies, decreased crime, less noise, more evaporation, Rural STHETICS LIKE TREES ON SOIL AND NOT SURROUNDED BY CONCRETE. Riverside County has enough Build out and we need to leave rural areas at Peace. People who live there aren't coming in here begging you to build their area: developers are coming in and over building. We don't want to encourage small scale commercial uses that will out compete each other and businesses will move in and out. If people want the city then, roll down there to the rising heat that is being produced by overbuilding the infill.

This couldn't be exempt by CEQA for the damage to wildlife, water quantity, air quality, the vegetation that will turn to Fire Fuel with more heat and then more fires.

Your General Plan tore up enough Open Space with possible projects and change of Zone so go on and refuse this potential change of one.

Mr. Munn of Munn Property Company is building another large shopping Center which Riverside County doesn't need. We need developers to start building a pipeline from these undulated communities that are flooded from Haurricanes and pipe the water to the sliver of a river the Colorado and return water to the West however not for building more, for watering the people and animals and vegetation we already have with prayer for a Blessing of Rain. The particulate matter from the daust of Riverside County is causing Breathing abnormalities.

This is hugh 15 buildings totaling 139,000 square feet with 544 parking places on 14 acres. That is too much traffic having to come from distances to work there and increasing traffic on the I-215 and I-15 from the Employees.

9/25/18
19.3

This area is a Dam Inundation Area creating water rise in Lake Skinner in the event of a Rain Blessinf and Multi Species Habitat Preserve area and Creeiteria Cell and Kangaroo Rat Inhabitated area and near an Airport and will effect the Night Skies further narrowing the view for Palomar Mountian of the Aliens that could be coming in.

This will be a warehouse which Moreno Valley has enough of and Temecual has plenty of Industrial areas It isn't needed.

A 29 foot building will block the skies and view of the Mountains

This will increase the dryness of Riverside County thus providing dry vegetation in fiels which will be a fire hazard.

On February 24, 2016, the Board of Supervisors authorized and approved Fast Track (FTA No. 2016-02) status for Conditional Use Permit No. 3777 and Tentative Parcel Map No. 37399. Pursuant to Fast Track procedures, board policy, Fast Track items are heard directly by the Board of Supervisors. On September 6, 2017, W Development Partners, LLC submitted a Conditional Use Permit and Tentative Parcel Map applications for a proposed retail and business park commercial center. Pursuant to Ordinance No. 348, Section 9.5.A, a Plot Plan is required for the proposed shopping center, therefore the Conditional Use Permit is no longer required for the proposed land uses. The Tentative Parcel Map will remain and the Fast Track status will still apply for the Tentative Parcel Map and the project.

On May 10, 2018, the project was heard by the Airport Land Use Commission (ALUC) and found the project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (as amended in 2011 Tentative Parcel Map No. 37399 is a Schedule "E" map that propose 15 parcels ranging from 0.33 to 2.01 acres in size providing individual lots for most of the proposed buildings. The findings required to approve

the Maps, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed maps, subdivision design and improvements are consistent with General Plan as and with all applicable requirements of State law and the ordinances of Riverside County. There are no community plans covering the site. The site is located within Specific Plan No. 106 (Dutch Village) with a Land Use of Commercial Retail.
2. The site of the proposed map is physically suitable for the type of development and density

County

Offices of Miller, Catlin, Miller

Sept. 25, 2018

4. 7812 : TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING AND COUNTY COUNSEL: PUBLIC HEARING ON AGRICULTURAL PRESERVE NO. 1072, CHANGE OF ZONE NO. 1800005, AND ORDINANCE NO. 348.4895 - CEQA EXEMPT - Applicant: Organic Depot, LLC - Engineer/Representative: Markham Development Management Group, Inc. - Fifth Supervisorial District - Lakeview/Nuevo Area Plan - Rural Community: Very Low Density Residential, Rural: Rural Mountainous - Location: North of Norden Drive, east of Briggs Road, south of Gunther Road, and west of Juniper Flats Road - 189.92 acres - Zoning: Residential-Agriculture, 1-Acre Minimum (R-A-1) and Residential-Agriculture, 10-Acre Minimum - REQUEST: Establish an agricultural preserve and change the property's zoning classification from Residential Agriculture, 1-Acre Minimum (R-A-1) and Residential Agriculture, 10-Acre Minimum (R-A-10) to Light Agriculture, 10-Acre Minimum (A-1-10) in order to establish the agricultural preserve - APN: 457-040-005, 457-050-015. [Applicant Fees 100%.]

Change of zone N. 1800005 proposes to change the zoning from Residential Agricultural one acre to residential agricultural to light agriculture 10 acre Minimum for two parcels on 189, acres.

Using bribes of giving over a very small area for an agriculture preserve to smooth over the demise of the emblematic icon area of Rural Mountainous Historic Open Space East of Menifee with an attack by Larry Markum who has made enough money to buy inexpensive land in Menifee with no regard for infrastructure, flooding, animal extinction, and a fire hazard is no trade off and the County better refuse this permission. Menifee is wheeling in pain from overdevelopment and this 189.92 acres needs to be a Biological Preserve in entirety and turned over to Multi Species Habitat Conservation Plan which was started by developers to keep themselves out of the major lawsuits that will occur if Mr. Markum goes forward as the EIR will reveal too much greenhouse gases and habitat loss will cause violation of CEQA that will overrides any Considerations of the Economic revenue to Larry Markum.

This is compounded collateral damage to the Environment because many more projects are closing in on a full build out of Leon and Briggs Road in horror. *and 1 acre to 10 acre is still eradication of Native Habitat increased traffic*
Mr. Washington did you collaborate with Markum on this *phony agricultural couple of acres* in the middle of wealthy estate homes that have drive ways and cut right thru wild animal corridors with horse ranches that California cannot afford to feed or water because there is no where to grow the hay and no water in the Colorado River. This is more Humanity invasion with housing that California cannot afford in flooding or water overuse or building products. *protection*

So the farms would have to be 10 acre and it sounds like Markum is building estate homes on a former 1 acre zone lots. This is not an improvement. Not building is the only designation that almost 200 acres needs to be. Leave it Scattered residential development and Rural Mountainous.RM

Office of Miller, Catlin, Miller

Sept. 25, 2018

3. 8077 : TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PPT180016 and PM37399 - Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 43055 – Applicant/Owner: W. Development Partners of Temecula – Engineer Representative: EJR Group – Third Supervisorial District – Highway 79 Policy Area – Southwest Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) – Location: north of Benton Road, east of Highway 79, west of Leon Road – Zoning: Commercial Scenic Highway (C-P-S) - REQUEST: Plot Plan No. 180016 proposes to construct 15 buildings totaling 138,495 square feet consisting of 49,100 square feet of retail buildings and 89,395 square feet of business park buildings on 14.06 acres. The project site will encompass seven (7) office/warehouse buildings and eight (8) retail buildings. Four (4) of the retail buildings may include restaurants. The site will also include a total of 544 parking stalls and all other necessary and required improvements, including required landscaping. Tentative Parcel Map No. 37399 proposes a Schedule "E" subdivision of 14.06 acres into 15 parcels ranging from 0.33 to 2.01 acres in size. APN: 963-060-032. [Applicant fees 100%.] (19.1 of 09/18/2018)

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9/25/18
19.3

**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: Rob Mann

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

City: _____ **Zip:** _____

Phone #: 415-990-3378

Date: 9-25-18 **Agenda #** 19.3

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.

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

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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

**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: Ms Miller

Address: P.O. Box 1341
(only if follow-up mail response requested)

City: Elsternore **Zip:** 92531

Phone #: [Handwritten]

Date: _____ **Agenda #** 19.3

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.

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

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. **YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.**

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

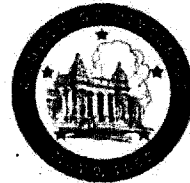
Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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

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



ITEM
19.1
(ID # 7844)

MEETING DATE:

Tuesday, September 18, 2018

FROM : TLMA-PLANNING:

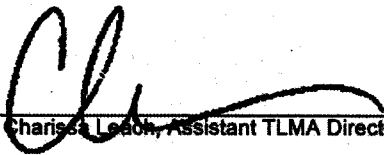
SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PPT180016 and PM37399 - Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 43055 – Applicant/Owner: W. Development Partners of Temecula – Engineer Representative: EJR Group – Third Supervisorial District – Highway 79 Policy Area – Southwest Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) – Location: north of Benton Road, east of Highway 79, west of Leon Road – Zoning: Commercial Scenic Highway (C-P-S) - REQUEST: Plot Plan No. 180016 proposes to construct 15 buildings totaling 138,495 square feet consisting of 49,100 square feet of retail buildings and 89,395 square feet of business park buildings on 14.06 acres. The project site will encompass seven (7) office/warehouse buildings and eight (8) retail buildings. Four (4) of the retail buildings may include restaurants. The site will also include a total of 544 parking stalls and all other necessary and required improvements, including required landscaping. Tentative Parcel Map No. 37399 proposes a Schedule "E" subdivision of 14.06 acres into 15 parcels ranging from 0.33 to 2.01 acres in size. APN: 963-060-032. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43055**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE PLOT PLAN NO. 180016**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.
3. **APPROVE TENTATIVE PARCEL MAP NO. 37399**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

ACTION:

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



Charissa Lebon, Assistant TLMA Director 9/11/2018

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

On February 24, 2016, the Board of Supervisors authorized and approved Fast Track (FTA No. 2016-02) status for Conditional Use Permit No. 3777 and Tentative Parcel Map No. 37399. Pursuant to Fast Track procedures, Board policy, Fast Track items are heard directly by the Board of Supervisors. On September 6, 2017, W Development Partners, LLC submitted a Conditional Use Permit and Tentative Parcel Map application for a proposed retail and business park commercial center. Pursuant to Ordinance No. 348, Section 9.5.A, a Plot Plan is required for the proposed shopping center; therefore the Conditional Use Permit is no longer required for the proposed land uses. The Tentative Parcel Map will remain and the Fast Track status will still apply for the Tentative Parcel Map and the Plot Plan.

On May 10, 2018, the project was heard by the Airport Land Use Commission (ALUC) and found the project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (as amended in 2011).

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.

Additional Fiscal Information

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

ATTACHMENTS:

- A. Staff Report Package
- B. Indemnification Agreement
- C. Plot Plan Exhibits
- D. Tentative Parcel Map

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


Scott Bruckner 9/11/2018



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

August 23, 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: PP 180016 and PM 37399

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Tuesday, August 28, 2018.**

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN AND A TENTATIVE PARCEL MAP (FAST TRACK) IN THE HIGHWAY 79 – SOUTHWEST AREA PLAN, THIRD 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, September 18, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by W. Development Partners of Temecula, on **Plot Plan No. 180016**, which proposes to construct 15 buildings totaling 138,495 square feet consisting of 49,100 square feet of retail buildings and 89,395 square feet of business park buildings on 14.06 acres, which will encompass seven (7) office/warehouse buildings and eight (8) retail building, four of which may include restaurants; and will also include a total of 544 parking stalls and all other necessary and required improvements, including required landscaping; and, **Tentative Parcel Map No. 37399 (FTA No. 2016-02), Schedule E**, which proposes to subdivide 14.06 acres into 15 parcels ranging from 0.33 to 2.01 acres (“the project”). The project is located north of Benton Road, east of Highway 79, and west of Leon Road in the Third Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 43055**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAVE ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL Daalvarez@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: August 23, 2018 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Advertising Order Confirmation

The Press Enterprise

Ad Order Number
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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 August 23, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

PP 180016 and PM 37399 (FTA 2016-02) EA

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: September 18, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: August 23, 2018
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Thursday, August 23, 2018 2:24 PM
To: Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie
Subject: RE: FOR POSTING: PP 180016 TPM 37399

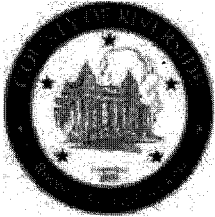
Received and will be posted

From: Gil, Cecilia <CCGIL@RIVCO.ORG>
Sent: Thursday, August 23, 2018 9:29 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Kennemer, Bonnie <bkeneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: PP 180016 TPM 37399

Good morning! Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board's Office
(951) 955-8464
MS# 1010



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

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County of Riverside California

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 August 23, 2018, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

PP 180016 and PM 37399 (FTA 2016-02) EA

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: September 18, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil
Cecilia Gil

DATE: August 23, 2018

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 16, 2018,

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

APN (s) or case numbers CUP03777 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

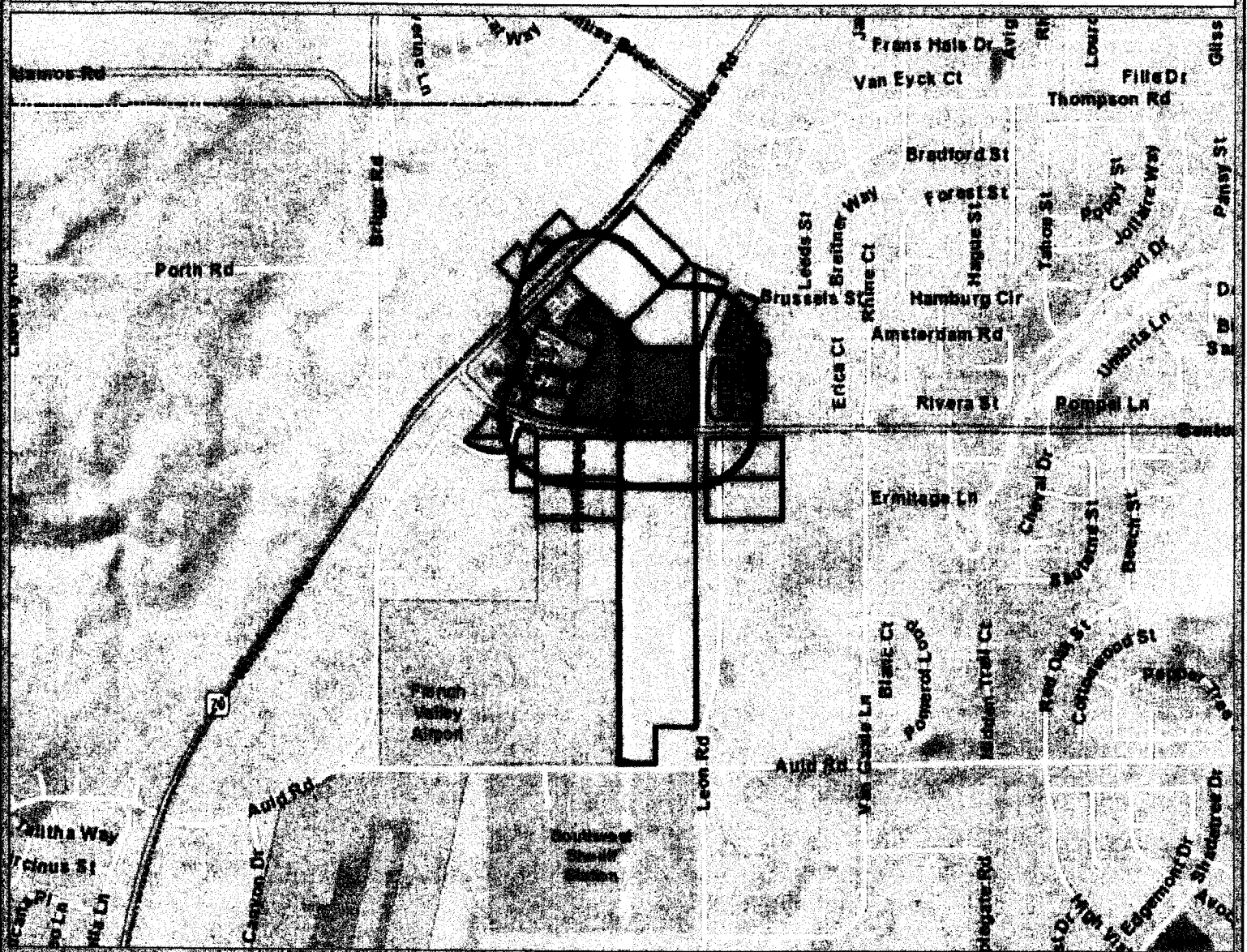
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

CUP03777 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

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P O BOX 790830
SAN ANTONIO TX 78279

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W DEV PARTNERS OF TEMECULA
C/O C/O ROBERT MANN JR
PO BOX 77564
SAN FRANCISCO CA 94107

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Mann Property Company
Jim Roachelle
P.O. Box 77564
San Francisco, CA 94597

Mann Property Company
W Development Partners of Temecula
P.O. Box 77564
San Francisco, CA 94107

Etiquettes d'adresse Easy Peel

EJR Group
Erin Jackson
344 20th Street
Oakland, CA 94612

Pat: avery.com/patents

W Development Partners of Temecula
Rob Mann
P.O. Box 77564
San Francisco, CA 94107

Go to avery.com/templates
Use Avery Template 5160

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

5160



Palm Springs Fish and Wildlife
Office
777 E. Tahquitz Canyon Way, Suite
208
Palm Springs, California 92262

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

San Diego RWQCB
2375 Northside Drive, Suite 100
San Diego, CA 92108

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

California Dept of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

City of Murrieta
1 Town Square
Murrieta, CA 92562