

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



ITEM  
21.1  
(ID # 8765)

**MEETING DATE:**


Tuesday, January 29, 2019

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on General Plan Amendment No. 1146, Change of Zone No. 7859, Plot Plan No. 26290, Conditional Use Permit No. 3712, Variance No. 180004 – Intent to Certify EIR No. 552 – Applicant: Speedway Development –Engineer: K&A Engineering, Inc. – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) - Location: West of Temescal Canyon Road, north of Indian Truck Trail, and east of Interstate 15 - Zoning: Manufacturing – Service Commercial (M-SC) - REQUEST: GENERAL PLAN AMENDMENT NO. 1146 is a proposal to change the Land Use designation of Assessor's Parcel Nos. 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085 and 290-130-086 from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD:CR). CHANGE OF ZONE NO. 6915 is a proposal to change the zoning classification of APNs 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085 and 290-130-086 from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). PLOT PLAN NO. 26290 is a proposal to develop six (6) buildings totaling approximately 52,291 square feet for fast food, retail, service, office, and gas station use on 10.47 acres. CONDITIONAL USE PERMIT NO. 3712 is a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC Type 20 license). VARIANCE NO. 180004 is a proposal requesting to vary from sign standards related to number of freestanding signs, sign area for a freeway pylon sign, and height for a freeway pylon sign. APNs: 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, and 290-130-086. [Applicant fees 100%.]

Continued on page 2

**ACTION:**


  
Charles Leach, Assistant TLMA Director 1/17/2019

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: January 29, 2019  
xc: Planning

Kecia Harper,  
Clerk of the Board  
By:   
Deputy

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

**RECOMMENDED MOTION FROM THE PLANNING COMMISSION:** That the Board of Supervisors:

**TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 552** based on the findings incorporated in the EIR, and subject to adoption of the resolution for EIR No. 552 and General Plan Amendment No. 1146 by the Riverside County Board of Supervisors; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1146**, which changes the General Plan land use designation for APNs 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085 and 290-130-086 from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD: CR) as shown on Figure 3 of the Elsinore Area Plan and other related tables and figures, in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7859** that changes the zoning classification of APNs 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085 and 290-130-086 from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) in accordance with Exhibit #3, subject to the zoning ordinance by the Board of Supervisors; and,

**APPROVE VARIANCE NO. 180004**, based upon the findings and conclusions incorporated into the staff report, and subject to final approval of General Plan Amendment No. 1146 and Change of Zone No. 7859.

**APPROVE PLOT PLAN NO. 26290**, based upon the findings and conclusions incorporated into the staff report, and subject to the attached conditions of approval and advisory notification document and final approval of General Plan Amendment No. 1146 and Change of Zone No. 7859; and

**APPROVE CONDITIONAL USE PERMIT NO. 3712**, based upon the findings and conclusions incorporated into the staff report, and subject to the attached conditions of approval and advisory notification document and final approval of General Plan Amendment No. 1146 and Change of Zone No. 7859.

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

**C.E.O. RECOMMENDATION:** Approve

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

**BACKGROUND:**

**Summary**

The project site is located west of Temescal Canyon Road, north of Indian Truck Trail, and east of Interstate 15. The overall project site is approximately 28 acres. This 28 acre area is divided into two phases, a phase 1 consisting of the southern 10 acres of the site and a phase 2 consisting of the northern 18 acres of the site. The General Plan Amendment and Change of Zone as described below cover the entire project site and the Plot Plan and Conditional Use Permit cover the phase 1 area of the site, which includes current APNs 290-130-053, 290-130-085, and 290-130-086.

**General Plan Amendment No. 1146** is a proposal to change the land use designation of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, and 290-130-086, from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD:CR).

**Change of Zone No. 7859** is a proposal to change the zoning of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, and 290-130-086, from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S).

**Plot Plan No. 26290** is a proposal to develop six (6) buildings totaling approximately 52,291 square feet for fast food, retail, service, office, and gas station use on 10.47 acres. Retail and service uses may include, but are not limited to automobile parts and supply stores, banks and financial institutions, barber and beauty shops, clothing stores, department stores, drug stores, florist shops, and hardware stores. Buildings 1 and 2 are single story 3,400 square foot fast food restaurants with drive-thrus. Building 3 is a single-story 3,800 square foot gas station with 16 fueling stations, car wash, and a convenience store. Building 4 is a single story 4,500 square foot restaurant. Building 5 is a two-story 39,900 square foot retail and office building. Building 6 is a single story 6,000 square foot restaurant.

Three access points to phase 1 buildings will be located along Temescal Canyon Road. The first entrance would be between Building 1 and Building 2. The next entrance would be located between Building 3 and Building 4. The most northerly entrance of phase 1 is located north of Building 6 and constitutes the northwest extent of phase 1. The six buildings would be served by a total of approximately 368 parking spaces.

Additionally, the project applicant proposes to obtain an encroachment permit from Caltrans to do mass grading of Caltrans' right-of-way (ROW) on approximately 3.3 acres between the site's southwest boundary and the I-15 northbound on-ramp. Mass grading for the entire proposed project site, including the Caltrans ROW of 3.3 acres, would occur during phase 1. A total of approximately 300,000 cubic yards (CY) of material will be cut and filled onsite. No material is anticipated to be exported or imported.

Four (4) free-standing signs, including three (3) monument signs and one (1) freeway pylon sign are proposed.

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

**Conditional Use Permit No. 3712** is a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC Type 20 license).

**Variance No. 180004** is a proposal requesting to vary from the sign standards as follows:

1. Allow two (2) additional freestanding signs in addition to the two (2) allowed pursuant to Ordinance No. 348.
2. Allow approximately 337 additional square feet of sign area in addition to the 150 square feet allowed pursuant to Ordinance No. 348.
3. Allow fifteen feet (15') additional height to the freeway pylon sign in addition to the 45 feet allowed pursuant to Ordinance No. 348.

**Environmental Impact Report No. 552** includes analysis of the impacts of the project consisting of the above application and includes anticipated development within phase 2 of the project as detailed in the EIR.

**Environmental Impact Report**

An Environmental Impact Report (EIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft EIR was circulated in May of 2018. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Air Quality - AQMP Consistency

The Project would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations due to the project's exceedance of regional operational emission thresholds for NO<sub>x</sub>. Therefore, the Project would have a significant and unavoidable cumulative effect on regional air pollution. All feasible mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

Air Quality – Operation Emissions-Regional

Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds, operational emissions (primarily from mobile/vehicle emissions) for NO<sub>x</sub> are not able to be mitigated to a level below emission thresholds as no feasible mitigation exists to reduce mobile emissions. Therefore, impacts related to operational emissions of NO<sub>x</sub> would remain significant and unavoidable.

Transportation and Traffic - Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System and Conflict with an Applicable Congestion Management Plan

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

The traffic generated by the project would not create significant direct impacts to area intersections with construction of improvements along Temescal Canyon Road as proposed by the project. However, certain significant impacts would occur as a result of cumulative impacts of the project, in particular impacts to the I-15 southbound segment north of Indian Truck Trail, I-15 southbound off-ramp at Indian Truck Trail, Project would generate traffic that would exceed the significance thresholds for certain intersections and roadway segments. Mitigation measures are included in the EIR for improvements to the freeway segment and off-ramp that would address this cumulatively significant impact. Although these mitigation measures are included in the EIR, these facilities are under the jurisdiction of Caltrans, and the County cannot assure the construction of improvements to state highway facilities that may be needed to address deficiencies.

Thirteen (13) comments were received during the 45-day public review period and, as of the date of this staff report, one (1) comment has been received following the close of the public review period. These comments were reviewed and detailed responses to each comment were prepared and included in the Final EIR, which was posted on December 6, 2018, and with mailed notices to commenters sent on December 6, 2018.

For the reasons set forth above and in the EIR prepared for this Project, the proposed project will potentially have a significant effect on the environment related to Air Quality and Transportation. Mitigation Measures from the EIR have been incorporated as conditions of approval on the project.

**Written Comments Prior to Planning Commission**

Prior to the Planning Commission hearing on December 19, 2018, written comments were received from Rob Mucha, Ruth Brissenden, Barbara Paul, Janlee Watson, Linda and Richard Welz, Allan De Leon, and Shanee Brown. Most comments are similar to comments that were previously submitted as comments on the Draft EIR and were addressed and responded to in the Response to Comments section included in the Final EIR. Some new comments were included in the recent letters and staff and the project's CEQA consultant reviewed the comments and none require any revisions to the EIR.

**Condition Revisions and Commission Action**

The Planning Commission considered the project during a regularly scheduled public hearing on December 19, 2018. In response to the comments received in writing and during the public hearing, the Commission requested staff to add conditions as listed below to address incorporating oak trees into the project design, coordination of traffic signals, inclusion of a striped bike lane, treatment of the top of the gas station canopy, and coordination of architectural color themes with the Terramor project. The added conditions or text are shown in bold typeface below. In addition to the condition added regarding oak trees, the applicant has updated the conceptual landscape plan for the project to show where the oak trees (Coast Live Oaks) are

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

anticipated to be planted. This updated conceptual landscape plan is included in the exhibits for the Plot Plan.

80.Planning.12 - Oak Tree Incorporation

**Prior to building permit issuance, as part of the final landscape plans, in addition to the oak trees to be planted within the habitat mitigation area in the northern end of the overall project site, the project shall incorporate the planting of oak trees within the developed area of the project, in particular, along Temescal Canyon Road frontage or in the right-of-way, where the planting area is adequate to accommodate future growth and viability of the trees and maintenance.**

80.Transportation.16 – T/S – Traffic Signal Interconnect

The project proponent shall be required to provide traffic signal interconnect between the traffic signals located on Temescal Canyon Road at Driveways No. 2, No. 3, and No. 4. The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnect of the traffic signals identified above. **The project proponent shall be required to synchronize/coordinate the signals located on Indian Truck Trail at its intersection with Campbell Ranch Road, I-215 Southbound Ramps, I-215 Northbound Ramps, and Temescal Canyon Road. All necessary permits from the County Transportation Department and Caltrans shall be obtained by the project proponent. Necessary hardware, including, but not limited to the traffic controller(s) and interconnect, shall be provided by the project proponent or as approved by the Transportation Department.**

90.Transportation.2 – EXISTING MAINTAINED

Temescal Canyon Road along project boundary is designated Arterial Highway and shall be improved with 31' to 35' AC pavement (from Indian Truck Trail to the signalized middle driveway) and 43' half width AC pavement from the signalized middle driveway to north project boundary, concrete curb, gutter, sidewalks, and trail; match up asphalt concrete paving; reconstruction; or resurfacing of existing paving within the 63' to 64' half width dedicated right of way in accordance with Temescal Valley Design Guideline, page No. 45. Modified for reduced improvement from 43' half width pavement to 31' to 35' AC pavement from the signalized middle driveway to Indian Truck Trail as shown on Amended exhibit No. 1 dated 5/24/2018 or/and as directed by the Director of Transportation.

**NOTE:**

1. No left in/out to and from the southerly driveway and median shall be constructed to restrict left in/out movement as directed by the Director of Transportation.

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

2. A 5' sidewalk and a 10' D.G. trail shall be constructed per Temescal Valley Design Guideline.
3. Driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
4. **A striped bike lane shall be provided along the project frontage where the design and improvement is feasible as determined by the Director of Transportation.**

80.Planning.9 - Gas Canopy Top Architecture

**Prior to building permit issuance, building plans shall show the gas station canopy incorporating architectural treatments and painting so that the top of the canopy that may be visible from the surrounding area appears finished and is consistent with the design of the canopy and the overall project.**

80.Planning.3 - Color/Material Coordination

**Prior to building permit issuance, the colors and materials selected for final construction of the buildings shall coordinate with the colors and materials utilized in the community buildings, monuments, and structures of the Terramor development northeast of the project.**

After hearing public testimony, the Planning Commission recommended approval of the project by a vote of 5-0.

**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 and State law.

**SUPPLEMENTAL**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

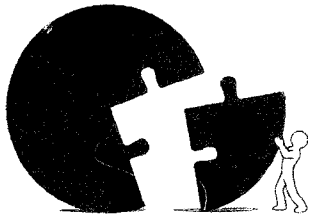
- A. Planning Commission Minutes
- B. Planning Commission Memo
- C. Planning Commission Staff Report
- D. Final EIR No. 552
- E. Draft EIR No. 552
- F. Plot Plan No. 26290 Exhibits
- G. Indemnification Agreement

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

  
\_\_\_\_\_  
Scott Bruckner 1/18/2019

  
\_\_\_\_\_  
Gregory L. Priamos, Director County Counsel 1/17/2019





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

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

## Memorandum

**DATE:** January 29, 2019  
**TO:** Board of Supervisors  
**FROM:** Russell Brady, Project Planner  
**RE:** Item 21.1 – Additional Public Comment

Attached are additional public comment and staff's response to the comments for the record.

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

## **Brady, Russell**

---

**From:** Brady, Russell  
**Sent:** Tuesday, January 29, 2019 8:26 AM  
**To:** 'Rob Mucha'; Supervisor Jeffries - 1st District; Magee, Robert  
**Subject:** RE: [EXTERNAL MAIL] Toscana Village Supervisor Comments

See below responses to your comments. Let me know if you have any other questions or concerns.

### Cumulative projects considered

As it is noted in responses included in the Final EIR (Response to Comment M-2), per Riverside County methodology on traffic studies, the analysis should include reasonably foreseeable projects. This includes projects that are on file with the County and that are anticipated to be built and operating at the time the project would be built out. Although the Serrano Specific Plan is approved, it does not yet have any implementing projects applied for that would be necessary to actually build it. Additionally, at the time the traffic study was scoped for this project it did include the implementing projects within the Terramor development that were on file at that time. Although these Specific Plans are not directly addressed in the cumulative projects listed, their potential future construction and operation is addressed through the ambient growth factor included for long range traffic impact projection. Beyond traffic, the EIR does address the cumulative impacts of this project on applicable topics.

### Off Ramp Impacts

The comment accurately notes the potentially significant impacts to the I-15 ramps as it is noted in the EIR prepared for the project. Due to this significant impact a statement of overriding considerations will be needed for certification of the EIR. To note also, the EIR does provide in its Alternatives analysis comparison of the proposed project to an alternative that develops under the current Light Industrial designation and notes that the traffic impacts from an industrial type development may be greater due to a potential higher number of truck trips.

### Queuing On Indian Truck Trail

As it was noted at the Planning Commission hearing, the queuing analysis performed for the project showed adequate queuing would be available to accommodate traffic at these intersections. Furthermore, there was the condition added at Planning Commission requiring traffic signal coordination with the signals at the ramps and those on Temescal Canyon Road to assist in limiting the potential for excess queuing.

### U Turns on Temescal Canyon Road

As noted above, the queuing at the intersections is anticipated to be adequately served by the improvements proposed and with the requirement for signal coordination with the ramps. This alone should limit the potential for people to turn right on Temescal Canyon Road and make a U turn to bypass the left turn at the intersection. Based on this, it does not necessitate further consideration by the project to analyze and address.

### Slower Traffic on Temescal Canyon Road

Although the project would include additional traffic signals on Temescal Canyon Road that may result in locations where traffic needs to stop momentarily, the signals are required to be synchronized to help limit the potential for a start-stop-start-stop movement to traffic and allow for more free flowing movement to traffic. Additionally, without the signals in place it brings up the potential issue of traffic safety by having unsignalized intersections with traffic attempting to make left turns onto Temescal Canyon Road which can experience vehicles moving at high speeds. So

while there may be some inconvenience with added signals, due to the synchronization and the signals ability to provide for greater traffic safety at these intersections, the signals are an appropriate inclusion into the project design.

### Fastrak Construction Impact

As it is noted in responses included in the Final EIR (Response to Comment C-1 and C-2), the EIR does reference the I-15 Express Lanes Project, including the northern extension, starting at I-15/Cajalco Road interchange in the City of Corona and extending north to the I-15/State Route 60 interchange in the City of Ontario, and the southern extension from Cajalco Road south to State Route 74. However, as the southern extension is still in the early planning stages and the location of entrance/exit lanes has not been determined yet. Riverside County Transportation Commission (RCTC) will start environmental studies for the southern extension in mid-2019. RCTC will be requesting traffic counts and traffic operations data for the Toscana Village at Temescal Valley project for use in the I-15 Express Lane Project - Southern Extension Traffic Impact Analysis.

As outlined in their comment letter dated January 23, 2019, RCTC agrees with the County's conclusion that the Toscana Village Project and other reasonable foreseeable projects, will have significant cumulative impacts to traffic, particularly to the I-15 mainline. The environmental analysis to be completed for the I-15 Express Lane Project - Southern Extension will take into account traffic generated from nearby developments, including Toscana Village. The I-15 Express Lane Project - Southern Extension project is assumed to improve traffic flows on the I-15 mainline in the project area.

### Services Already Available

Phase I is not proposing any buildings that are likely to accommodate a grocery store, although a drugstore may be possible in Building 5. The decision to pursue the entitlements at this time with the General Plan Amendment, Change of Zone, and design of the commercial center and uses anticipated is an economic decision for the property owner to pursue. The recommendation of staff is based on whether what is proposed through these entitlements meets the necessary findings to be approved.

### Significant Emissions

There are eight (8) gas pumps proposed which have 16 fueling stations, one on each side of the pump. The eight gas pumps have been proposed and included in the site plans in the Initial Study/Notice of Preparation and the Draft EIR. It was an inadvertent inconsistency that the project description identified Building 3 as "a single-story 3,800 square foot gas station with **12 fueling stations**, car wash, and a convenience store." (Environmental Assessment Form: Initial Study, page 1) But the site plan included 8 gas pumps with 16 fueling stations. (Environmental Assessment Form: Initial Study, Figure 4 – Site Plan) The FEIR outlines this correction within the Final EIR, Section 3 - EIR Errata/ Draft EIR Revisions, page FEIR 3-1 to 3-10.

The air quality analysis in the EIR includes full build out of the project and long-term operations as identified in the EIR project description. The EIR identified that the project would have impacts on long-term regional air quality that are significant and unavoidable. Eliminating drive-thru's from the proposed project may reduce vehicle emissions however, it is not anticipated to reduce emissions to less than significant levels.

### Earthquake Zone and Wash Proximity

The project will be required to adhere to state requirements for encasement of underground storage tanks to limit the potential for an earthquake induced leak to occur that may impact groundwater or the nearby wash. As it is noted in responses included in the Final EIR (Response to Comment I-21), the underground storage tanks associated with the gas station are regulated by the California Water Boards to protect public health and safety and the environment from releases of petroleum and other hazardous substances. The proposed project will be required to meet all of the

Underground Storage Tank (UST) Program requirements, including leak prevention, clean up, enforcement and tank tester licensing.

### Compliance with MSHCP

As it is noted in responses included in the Final EIR (Response to Comment I-22), no portion of the project site is required to be conserved for MSHCP Reserve Assembly. As outlined in the Habitat Assessment and MSHCP Consistency Analysis Report, page 26 (Appendix C of the Draft EIR), the project site is located in criteria cells for which conservation is targeted for habitat associated with Temescal Canyon Wash and adjacent upland areas. Temescal Canyon Wash functions as a wildlife corridor in a northwest-southeast direction adjacent and parallel to the project site and the freeway. Due to the site's located between the I-15 freeway and Temescal Canyon Road it is not expected to function as a wildlife corridor. The project would not impact Temescal Canyon Wash and its ability to function as a wildlife corridor as it is located adjacent and parallel to it and will not impede it in any way.

As outlined in the Determination of Biologically Superior Preservation (DBESP) Report (Attachment C of the Final EIR), there are three existing culverts in the adjacent Caltrans ROW that convey stormwater runoff from the I-15 freeway to the project site. As shown in Exhibit 9A of the DBESP report two originate from the center of the I-15 freeway, between the northbound and southbound sides, and one originates between the northbound lanes and the northbound on-ramp. The culvert is not expected to function as a wildlife corridor as terrestrial wildlife is not anticipated to be moving across the freeway in a northeast direction to and across the project site.

The 2012 determination was that no part of the project site is required for reserve assembly as it is not described for conservation Criteria Cells 3348, 3349, 3350. Subsequent to that the County and the applicant did complete a thorough evaluation of the project with all required elements of the MSHCP, as outlined in Habitat Assessment and MSHCP Consistency Analysis (2013, updated 2017; Appendix C of the DEIR) and the DBESP Report (revised 2018) (Attachment C of the Final EIR), and in Section 5.2 Biological Resources of the EIR. The project was determined to be consistent will all required elements of the Plan. The MSHCP Consistency Review for this project was also reviewed by the Western Riverside County Regional Conservation Authority, the California Department of Fish and Wildlife and the US Fish and Wildlife Service.

### Bird Habitats

As noted in the comments, there are existing measures and requirements in place to address potential nesting birds that may occupy the site in the future prior to any disturbance.

### Power Lines

The project is required and conditioned to underground any existing or proposed lines that are rated 33 kV or below. While lines above that rating could be undergrounded, they are not always feasible due to addressing the additional heat that radiates from lines at higher ratings that requires added design measures to address that are not always financially feasible for development or may be desirable by SCE.

### Oak Trees

As part of the project's required replanting that will occur in the northern part of the project, the project may pursue replanting of the existing oak trees, but will be determined based on feasibility of whether replanting would be viable for continued survival and growth of the tree compared to planting new ones.

Russell Brady  
Riverside County Planning

4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-3025



**How are we doing? Click the Link and tell us**

**From:** Rob Mucha [<mailto:robmuchaphotography@outlook.com>]

**Sent:** Monday, January 28, 2019 2:02 PM

**To:** Brady, Russell <[rbrady@RIVCO.ORG](mailto:rbrady@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Magee, Robert <[RMagee@RIVCO.ORG](mailto:RMagee@RIVCO.ORG)>

**Subject:** [EXTERNAL MAIL] Toscana Village Supervisor Comments

Here are my comments for tomorrow's Supervisor meeting regarding the proposed Toscana Village development. Please confirm receipt.

Rob Mucha  
714-402-7017

Sent from Mail for Windows 10

## **Brady, Russell**

---

**From:** Brady, Russell  
**Sent:** Tuesday, January 29, 2019 11:26 AM  
**To:** 'issa bahu'  
**Subject:** RE: [EXTERNAL MAIL] Re: [EXTERNAL MAIL] Regarding EIR552, Toscana Village

I will include this for consideration by the Board of Supervisors. See below responses though since these are similar to other comments we have received.

### Cumulative projects considered

As it is noted in responses included in the Final EIR (Response to Comment M-2), per Riverside County methodology on traffic studies, the analysis should include reasonably foreseeable projects. This includes projects that are on file with the County and that are anticipated to be built and operating at the time the project would be built out. Although the Serrano Specific Plan is approved, it does not yet have any implementing projects applied for that would be necessary to actually build it. Additionally, at the time the traffic study was scoped for this project it did include the implementing projects within the Terramor development that were on file at that time. Although these Specific Plans are not directly addressed in the cumulative projects listed, there potential future construction and operation is addressed through the ambient growth factor included for long range traffic impact projection. Beyond traffic, the EIR does address the cumulative impacts of this project on applicable topics.

### Compliance with MSHCP

As it is noted in responses included in the Final EIR (Response to Comment I-22), no portion of the project site is required to be conserved for MSHCP Reserve Assembly. As outlined in the Habitat Assessment and MSHCP Consistency Analysis Report, page 26 (Appendix C of the Draft EIR), the project site is located in criteria cells for which conservation is targeted for habitat associated with Temescal Canyon Wash and adjacent upland areas. Temescal Canyon Wash functions as a wildlife corridor in a northwest-southeast direction adjacent and parallel to the project site and the freeway. Due to the site's located between the I-15 freeway and Temescal Canyon Road it is not expected to function as a wildlife corridor. The project would not impact Temescal Canyon Wash and its ability to function as a wildlife corridor as it is located adjacent and parallel to it and will not impede it in any way.

As outlined in the Determination of Biologically Superior Preservation (DBESP) Report (Attachment C of the Final EIR), there are three existing culverts in the adjacent Caltrans ROW that convey stormwater runoff from the I-15 freeway to the project site. As shown in Exhibit 9A of the DBESP report two originate from the center of the I-15 freeway, between the northbound and southbound sides, and one originates between the northbound lanes and the northbound on-ramp. The culvert is not expected to function as a wildlife corridor as terrestrial wildlife is not anticipated to be moving across the freeway in a northeast direction to and across the project site.

The 2012 determination was that no part of the project site is required for reserve assembly as it is not described for conservation Criteria Cells 3348, 3349, 3350. Subsequent to that the County and the applicant did complete a thorough evaluation of the project with all required elements of the MSHCP, as outlined in Habitat Assessment and MSHCP Consistency Analysis (2013, updated 2017; Appendix C of the DEIR) and the DBESP Report (revised 2018) (Attachment C of the Final EIR), and in Section 5.2 Biological Resources of the EIR. The project was determined to be consistent will all required elements of the Plan. The MSHCP Consistency Review for this project was also reviewed by the Western Riverside County Regional Conservation Authority, the California Department of Fish and Wildlife and the US Fish and Wildlife Service.

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**How are we doing? Click the Link and tell us**

**From:** issa bahu [mailto:thegasking@yahoo.com]  
**Sent:** Tuesday, January 29, 2019 11:19 AM  
**To:** Brady, Russell <rbrady@RIVCO.ORG>  
**Subject:** [EXTERNAL MAIL] Re: [EXTERNAL MAIL] Regarding EIR552, Toscana Village

Clerk of the Board for the Riverside County Board Supervisors

**RE: January 29, 2019, Board of Supervisors -- Agenda Item 21.1 – Public Hearing on GPA No. 1146, CZ No. 7859, PP No. 26290, CUP No. 3712, Variance No. 180004 and EIR No. 552 – Applicant Speedway Development**

Honorable Board of Supervisors:

I am writing to exhaust my administrative remedies in opposition of Agenda Item 21.1 -- Speedway Development -- aka Toscana Village at Temescal Valley Project including Environmental Impact Report (EIR) No. 552, General Plan Amendment (GPA) No. 1146, Change of Zone (CZ) No. 7859 and Conditional Use Permit (CUP) No. 3712. **Please include this letter in the public record for this project.**

I ask that this project be **denied** or, at a minimum, **continued** until such time as the Environmental Impact Report fully address ALL cumulative impacts.

Toscana Village will have significant unmitigated impacts that will permanently damage the Temescal Valley and the surrounding areas if approved as proposed.

The Serrano Commerce Center, Resolution No. 2010-130, Ordinance No. 348.4709, EIR No. 492 for the Serrano Specific Plan (SP No. 353) was adopted by the Riverside County Board of Supervisors on September 28, 2010 --BOS Agenda Item 3.72. As such, the Serrano project established certain baseline impacts, including long term impacts. Further, the County's General Plan identifies the Serrano project as a high intensity, non-residential Community Center, or "Job" Center, anticipating both significant assets as well as significant future long term impacts.

The Toscana Village is in conflict with the Serrano Policy Area of the Temescal Canyon Area Plan (TCAP) of Riverside County General Plan Amendment No. 960. As proposed, this project fails to adequately contemplate cumulative impacts, cumulative long-term impacts that this project will create, without full mitigation.

The Toscana Village did not adequately contemplate cumulative, long-term traffic impacts because it failed to address the cumulative impacts to and from the Serrano Specific Plan, which is approved in the County's Current General Plan. Because this project requires a General Plan Amendment, it is incumbent on this project to fully address all cumulative long-term impacts, for all projects currently in the County's General Plan.

The Toscana Village has failed to adequately address cumulative impacts of traffic, drainage, air and water quality, oak tree preservation, greenhouse gas emissions, urban/wildlife interface, wildlife corridors, wildland

fire hazard, state and federal Endangered Species (ESA) as required by the California Environmental Quality Act (CEQA).

The Toscana Village project, as proposed, will significantly impact the Multi Species Habitat Conservation Plan (MSHCP) by eliminating an important habitat linkage between the Estelle Mountain Reserve and the Cleveland National Forest and causing irreversible harm to the MSHCP and the community. (I respectfully request that the County include this letter with any application(s) to the Army Corps of Engineers (ACOE) as part of the application for the 404 and/or other permit(s) required for this project, as proposed.)

Thank you for your consideration.

Sincerely,

Sent from my iPhone

On Jan 28, 2019, at 2:11 PM, Brady, Russell <[rbrady@rivco.org](mailto:rbrady@rivco.org)> wrote:

Received. I will include your comments to the Board of Supervisors for their consideration.

Russell Brady  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-3025  
<image001.jpg>

**How are we doing? Click the Link and tell us**

**From:** issa bahu [<mailto:thegasking@yahoo.com>]  
**Sent:** Monday, January 28, 2019 2:07 PM  
**To:** Brady, Russell <[rbrady@RIVCO.ORG](mailto:rbrady@RIVCO.ORG)>  
**Subject:** [EXTERNAL MAIL] Regarding EIR552, Toscana Village

I'm a long-term business owner and resident in the in the Toscana Village area and am against the Toscana Village project as proposed. I'm concerned it will significantly increase traffic congestion to both Temescal Canyon Road and Indian Truck Trail. I'm also concerned the area is not economically viable for more direct retail competition and its development may hurt local businesses currently struggling to survive, such as Tom's Farms. I think the Serrano project is more viable and necessary and am concerned that this one could cause challenges or delays to Serrano's implementation and ultimate success. Thank you for your consideration.

Regarding EIR552, Toscana Village

**Confidentiality Disclaimer**

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.



## **Brady, Russell**

---

**From:** issa bahu <thegasking@yahoo.com>  
**Sent:** Tuesday, January 29, 2019 11:55 AM  
**To:** Brady, Russell  
**Subject:** [EXTERNAL MAIL] Tossan village

Thank you, again, for your prompt, almost instantaneous, response. However, I am troubled by your response, nonetheless. You state that similar issues have been raised so, therefor, you seemingly dismiss my concerns. The reason this troubles me is that the Public Hearing hasn't taken place and, more importantly, the Board of Supervisors' are supposed to be the ones who determine what weight to give issues raised and ultimately make a decision. The Board of Supervisors are the ones who are tasked with protecting the public and taxpayers from needless litigation. I really wanted in the end into the supervisors and Not buried in the Pile

Please include this email in the record as well.

Thank you  
Isa Bahu

Maxwell, Sue

**From:** issa bahu <thegasking@yahoo.com>  
**Sent:** Tuesday, January 29, 2019 11:26 AM  
**To:** COB  
**Subject:** [EXTERNAL MAIL] Toscana village

Sent from my iPhone

Clerk of the Board for the Riverside County Board Supervisors

**RE: January 29, 2019, Board of Supervisors -- Agenda Item 21.1** – Public Hearing on GPA No. 1146, CZ No. 7859, PP No. 26290, CUP No. 3712, Variance No. 180004 and EIR No. 552 – Applicant Speedway Development Honorable Board of Supervisors:

I am writing to exhaust my administrative remedies in opposition of Agenda Item 21.1 -- Speedway Development -- aka Toscana Village at Temescal Valley Project including Environmental Impact Report (EIR) No. 552, General Plan Amendment (GPA) No. 1146, Change of Zone (CZ) No. 7859 and Conditional Use Permit (CUP) No. 3712. **Please include this letter in the public record for this project.**

I ask that this project be **denied** or, at a minimum, **continued** until such time as the Environmental Impact Report fully address ALL cumulative impacts.

Toscana Village will have significant unmitigated impacts that will permanently damage the Temescal Valley and the surrounding areas if approved as proposed.

The Serrano Commerce Center, Resolution No. 2010-130, Ordinance No. 348.4709, EIR No. 492 for the Serrano Specific Plan (SP No. 353) was adopted by the Riverside County Board of Supervisors on September 28, 2010 --BOS Agenda Item 3.72. As such, the Serrano project established certain baseline impacts, including long term impacts. Further, the County's General Plan identifies the Serrano project as a high intensity, non-residential Community Center, or "Job" Center, anticipating both significant assets as well as significant future long term impacts.

The Toscana Village is in conflict with the Serrano Policy Area of the Temescal Canyon Area Plan (TCAP) of Riverside County General Plan Amendment No. 960. As proposed, this project fails to adequately contemplate cumulative impacts, cumulative long-term impacts that this project will create, without full mitigation.

The Toscana Village did not adequately contemplate cumulative, long-term traffic impacts because it failed to address the cumulative impacts to and from the Serrano Specific Plan, which is approved in the County's Current General Plan. Because this project requires a General Plan Amendment, it is incumbent on this project to fully address all cumulative long-term impacts, for all projects currently in the County's General Plan.

The Toscana Village has failed to adequately address cumulative impacts of traffic, drainage, air and water quality, oak tree preservation, greenhouse gas emissions, urban/wildlife interface, wildlife corridors, wildland fire hazard, state and federal Endangered Species (ESA) as required by the California Environmental Quality Act (CEQA).

The Toscana Village project, as proposed, will significantly impact the Multi Species Habitat Conservation Plan (MSHCP) by eliminating an important habitat linkage between the Estelle Mountain Reserve and the Cleveland National Forest and causing irreversible harm to the MSHCP and the community. (I respectfully request that the County include this letter with any application(s) to the Army Corps of Engineers (ACOE) as part of the application for the 404 and/or other permit(s) required for this project, as proposed.)

Thank you for your consideration.

1/29/19 21.1

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

How are we doing? Click the Link and tell us

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

From: issa bahu [<mailto:thegasking@yahoo.com>]  
Sent: Tuesday, January 29, 2019 11:55 AM  
To: Brady, Russell <[rbrady@RIVCO.ORG](mailto:rbrady@RIVCO.ORG)>  
Subject: [EXTERNAL MAIL] Tossan village

Thank you, again, for your prompt, almost instantaneous, response. However, I am troubled by your response, nonetheless. You state that similar issues have been raised so, therefor, you seemingly dismiss my concerns. The reason this troubles me is that the Public Hearing hasn't taken place and, more importantly, the Board of Supervisors' are supposed to be the ones who determine what weight to give issues raised and ultimately make a decision. The Board of Supervisors are the ones who are tasked with protecting the public and taxpayers from needless litigation. I really wanted in the end into the supervisors and Not buried in the Pile

Please include this email in the record as well.

Thank you  
Isa Bahu  
Confidentiality Disclaimer

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

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

County of Riverside California <<http://www.countyofriverside.us/>>

2 of 2  
1/29/19 21.1

Maxwell, Sue

---

**From:** COB  
**Sent:** Tuesday, January 29, 2019 12:23 PM  
**To:** 'Issa Bahu'  
**Cc:** Russell Brady (rbrady@RIVCO.ORG)  
**Subject:** January 29 2019 Item 21.1 Tossan village (Issa Bahu 2 of 2)

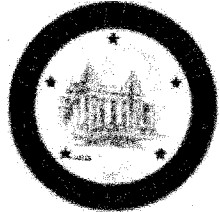
Mr. Bahu,

The Clerk of the Board of Supervisors is in receipt of your letter sent via email regarding General Plan Amendment No 1146, and has included it in the record for January 29, 2019.

Sincerely,

*Sue Maxwell*

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



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

**From:** Issa Bahu <thegasking@yahoo.com>  
**Sent:** Tuesday, January 29, 2019 12:13 PM  
**To:** COB <COB@RIVCO.ORG>  
**Subject:** Fwd: [EXTERNAL MAIL] Tossan village

Sent from my iPhone

Begin forwarded message:

**From:** "Brady, Russell" <rbrady@RIVCO.ORG>  
**Date:** January 29, 2019 at 11:56:31 AM PST  
**To:** Issa Bahu <thegasking@yahoo.com>  
**Subject:** RE: [EXTERNAL MAIL] Tossan village

I will include

Russell Brady

## **Brady, Russell**

---

**From:** Jannlee Watson <jannlee.watson@ca.rr.com>  
**Sent:** Monday, January 28, 2019 5:23 PM  
**To:** Brady, Russell  
**Cc:** Jeffries, Kevin; Leach, Charissa; Magee, Robert  
**Subject:** [EXTERNAL MAIL] RE: [EXTERNAL MAIL] Comments -- Toscana Village at Temescal Valley

Thank you, Russell. I am aware of everything planned for Phase 1 – I hope it all materializes. I think the ARCO and mini-mart will be built quickly. But isn't the norm not to construct buildings without commitments from possible tenants? I do not want to see those 27 acres entitled and graded, and nothing else being built there.

Yes – In the DEIR, I did find the health hazards linked to the various emissions created by the project. It wasn't where I expected it to be. NOx is the big offender because the amount anticipated to be created by this project exceeds the numbers allowed by SCAQMD. It will be interesting to see how the court ruling affects future EIRs.

Thank you, again, for your quick response.

jannlee

**From:** Brady, Russell <rbrady@RIVCO.ORG>  
**Sent:** Monday, January 28, 2019 3:02 PM  
**To:** Jannlee Watson <jannlee.watson@ca.rr.com>  
**Cc:** Jeffries, Kevin <KJeffries@RIVCO.ORG>; Leach, Charissa <cleach@RIVCO.ORG>; Magee, Robert <RMagee@RIVCO.ORG>  
**Subject:** RE: [EXTERNAL MAIL] Comments -- Toscana Village at Temescal Valley

Comments received.

The 6 buildings that have been designed with the Plot Plan for Phase I of this site does allow for a variety of potential uses. While 3 of the buildings are designed as fast food restaurants (Buildings 1, 2, 4) and another building is designed as a convenience store with the gas station use (Building 3), Building 5 is designed as a two story building to accommodate office and retail type uses and Building 6 is proposed as either a sit down (non fast food/drive-thru) restaurant or retail use. Beyond how the site and buildings are designed to accommodate certain types of uses, the uses on the site would also be limited to those uses listed in the proposed Scenic Highway Commercial zone. Regarding the grading, the grading as proposed is needed to help balance grading on the site and to accommodate drainage facilities to serve Phase I, so I don't think holding the ability to grade the Phase II portion of the site is feasible based on the project as designed.

I had heard of this case and looking at the details you provided appear to focus on the whether the health risks from air quality were adequately addressed in the project involved. The Toscana Village project has noted the mitigation measures it does include to reduce air quality impacts as much as is feasible, but that even with these measures that potentially significant impacts could occur. The project did also include a health risk assessment that analyzes the potential health risks from air quality from the project. So it does not appear to be similar to the project involved in the case referenced since the analysis discloses the potentially significant impacts from air quality generally as well as information on health risks that are not significant and this information has been included in the EIR for the decision makers to reference.

Thanks and let me know if you have any other questions or need anything else.

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



**How are we doing? Click the Link and tell us**

**From:** Jannlee Watson [mailto:jannlee.watson@ca.rr.com]  
**Sent:** Monday, January 28, 2019 2:34 PM  
**To:** Brady, Russell <rbrady@RIVCO.ORG>  
**Cc:** Jeffries, Kevin <KJeffries@RIVCO.ORG>; Leach, Charissa <cleach@RIVCO.ORG>; Magee, Robert <RMagee@RIVCO.ORG>  
**Subject:** [EXTERNAL MAIL] Comments -- Toscana Village at Temescal Valley

**Dear Riverside County Board of Supervisors:**

Although my concerns regarding the Toscana Village at Temescal Valley shopping center project were addressed by the Planning Commission, I still have one concern that may or may not be under the purview of the county's planning and approval process.

I support this project if the result is a retail/commercial center with several tenants that will provide much-needed services to the Temescal Valley community. In meetings with the developer, community members have identified many business entities that would meet community needs and therefore have a high degree of success at this project site.

To date only three businesses have been identified – the same three since the project's inception – ARCO, am/pm Mini-Mart and Jack in the Box. I have spoken with the applicant about my concerns and he told me that potential tenants do not want to be disclosed until after the project's approval.

While I am in favor of additional shopping opportunities for Temescal Valley residents, I seek reassurance that the center will be more than a service station and a fast-food restaurant, which are not needed and not worth the potential traffic and air quality issues they would generate.

Is there any condition that the county can impose to ensure the project will be more than only a gas station and drive-thru/fast-food restaurant? Since the plot plan for the second phase is not included in this approval, can grading for that acreage not commence until the second phase plot plan is approved?

Also, with the EIR finding that project's impact on air quality to be "significant and unavoidable," I'm wondering if a recent California Supreme Court decision would apply in this instance. The court last month in the case of Sierra Club v. County of Fresno basically ruled that the EIR for a housing development did not adequately address the project's significant and unavoidable air quality impacts because it did not disclose the health hazards associated with the pollutants the project would generate.

According to the ruling, the EIR needed to “relate the expected adverse air quality impacts to likely health consequences or explain in meaningful detail why it is not feasible to provide such an analysis, so that the public may make informed decisions” regarding the project.

While maybe not applicable to the Toscana Village project, but going forward, this ruling has set a precedent for all development found to have a significant and unavoidable impact on air quality.

Link to court decision: <http://www.courts.ca.gov/opinions/documents/S219783A.PDF>

**Respectfully ...**

**Jannlee Watson  
Temescal Valley resident**

---

**Confidentiality Disclaimer**

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

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

**County of Riverside California**

---

## **Brady, Russell**

---

**From:** issa bahu <thegasking@yahoo.com>  
**Sent:** Monday, January 28, 2019 2:07 PM  
**To:** Brady, Russell  
**Subject:** [EXTERNAL MAIL] Regarding EIR552, Toscana Village

I'm a long-term business owner and resident in the in the Toscana Village area and am against the Toscana Village project as proposed. I'm concerned it will significantly increase traffic congestion to both Temescal Canyon Road and Indian Truck Trail. I'm also concerned the area is not economically viable for more direct retail competition and its development may hurt local businesses currently struggling to survive, such as Tom's Farms. I think the Serrano project is more viable and necessary and am concerned that this one could cause challenges or delays to Serrano's implementation and ultimate success. Thank you for your consideration.

Regarding EIR552, Toscana Village



## **Brady, Russell**

---

**From:** gena osborne <higena@att.net>  
**Sent:** Sunday, January 27, 2019 12:09 PM  
**To:** Brady, Russell  
**Subject:** [EXTERNAL MAIL] Toscana Village

Some of us residents do like the red if a "brick" red. This represents the clay in the valley. There is too much "beige" here. I have lived here 31 years and was on the Temescal Valley committee that was involved in the Temescal Valley Design Guidelines that is represented in our pamphlet and was approved.

I also oppose the large 60' foot sign that will be an eyesore. It will distract the beauty of our valley. Maybe several smaller ones that are not so high.

We are trying to introduce murals as a heritage/art/awareness statement. So far we have two. Two more are in the works. Would be nice if all new businesses had to add a mural to their project. Mural suggestions have to be approved by the valley committee.

We do not want to be a "cookie cutter" community. Riverside needs "draws".

Respectfully,

gena osborne

## **Brady, Russell**

---

**From:** Lee Wilson <leeallanwilson@gmail.com>  
**Sent:** Monday, January 28, 2019 6:52 PM  
**To:** Brady, Russell  
**Subject:** [EXTERNAL MAIL] Toscana Village Traffic Concerns.

Dear Mr. Brady:

As a resident of Temescal Valley I am very concerned regarding the potential of creating a dangerous traffic situation along Temescal Canyon Rd adjacent to the Toscana Project.

I believe that the Toscana Village Project will create a situation very similar to the one that exists on Temescal Canyon Rd at the I15 interchange.

There currently is no posted signage limiting or restricting Parking on Temescal Canyon Rd between Campbell Ranch Rd and Indian Truck Trail. The Toscana Village Project with a proposed Gas Station and Fast Food Restaurant will cause illegal truck parking along the curb, which will inhibit traffic flow, limit visibility and create a dangerous situation identical to what exists at the Carl's Jr. and ARCO Gas Station to the north. Although there has been increased traffic enforcement by the CHP, and the situation is slightly improved, there is still a considerable amount of illegal trucking parking at that location. The entire street, on both sides, in front of the Carl's Jr and ARCO Gas Station are posted "No Stopping". The signs are ignored and the highly dangerous and illegal parking is a daily issue and safety concern.

What can be done during the project approval stage, to prevent this from happening .

Thank you for your consideration

Best regards,

Lee Wilson  
24634 Hatton Ln.  
Temescal Valley, CA 92883

714 612-0123

Maxwell, Sue

---

**From:** COB  
**Sent:** Tuesday, January 29, 2019 12:30 PM  
**To:** 'issa bahu'  
**Cc:** Russell Brady (rbrady@RIVCO.ORG)  
**Subject:** January 29 2019 Item 21.1 - Toscana village (Issa Bahu 1 of 2)

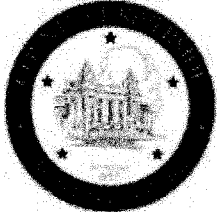
Mr. Bahu,

The Clerk of the Board of Supervisors is in receipt of your letter sent via email regarding General Plan Amendment No 1146, and has included it in the record for January 29, 2019.

Sincerely,

*Sue Maxwell*

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



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

---

**From:** issa bahu <thegasking@yahoo.com>  
**Sent:** Tuesday, January 29, 2019 11:26 AM  
**To:** COB <COB@RIVCO.ORG>  
**Subject:** [EXTERNAL MAIL] Toscana village

Sent from my iPhone

Clerk of the Board for the Riverside County Board Supervisors

**RE: January 29, 2019, Board of Supervisors -- Agenda Item 21.1 -- Public Hearing on GPA No. 1146, CZ No. 7859, PP No. 26290, CUP No. 3712, Variance No. 180004 and EIR No. 552 -- Applicant Speedway Development Honorable Board of Supervisors:**

I am writing to exhaust my administrative remedies in opposition of Agenda Item 21.1 -- Speedway Development -- aka Toscana Village at Temescal Valley Project including Environmental Impact Report (EIR) No. 552, General Plan Amendment (GPA) No. 1146, Change of Zone (CZ) No. 7859 and Conditional Use Permit (CUP) No. 3712. **Please include this letter in the public record for this project.**

I ask that this project be **denied** or, at a minimum, **continued** until such time as the Environmental Impact Report fully address ALL cumulative impacts.

Toscana Village will have significant unmitigated impacts that will permanently damage the Temescal Valley and the surrounding areas if approved as proposed.

The Serrano Commerce Center, Resolution No. 2010-130, Ordinance No. 348.4709, EIR No. 492 for the Serrano Specific Plan (SP No. 353) was adopted by the Riverside County Board of Supervisors on September 28, 2010 --BOS Agenda Item 3.72. As such, the Serrano project established certain baseline impacts, including long term impacts. Further, the County's General Plan identifies the Serrano project as a high intensity, non-residential Community Center, or "Job" Center, anticipating both significant assets as well as significant future long term impacts.

The Toscana Village is in conflict with the Serrano Policy Area of the Temescal Canyon Area Plan (TCAP) of Riverside County General Plan Amendment No. 960. As proposed, this project fails to adequately contemplate cumulative impacts, cumulative long-term impacts that this project will create, without full mitigation.

The Toscana Village did not adequately contemplate cumulative, long-term traffic impacts because it failed to address the cumulative impacts to and from the Serrano Specific Plan, which is approved in the County's Current General Plan. Because this project requires a General Plan Amendment, it is incumbent on this project to fully address all cumulative long-term impacts, for all projects currently in the County's General Plan.

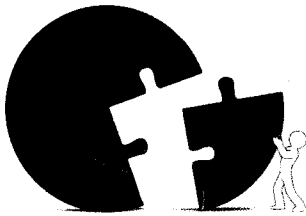
The Toscana Village has failed to adequately address cumulative impacts of traffic, drainage, air and water quality, oak tree preservation, greenhouse gas emissions, urban/wildlife interface, wildlife corridors, wildland fire hazard, state and federal Endangered Species (ESA) as required by the California Environmental Quality Act (CEQA).

The Toscana Village project, as proposed, will significantly impact the Multi Species Habitat Conservation Plan (MSHCP) by eliminating an important habitat linkage between the Estelle Mountain Reserve and the Cleveland National Forest and causing irreversible harm to the MSHCP and the community. (I respectfully request that the County include this letter with any application(s) to the Army Corps of Engineers (ACOE) as part of the application for the 404 and/or other permit(s) required for this project, as proposed.)

Thank you for your consideration.

Sincerely,

Isa Bahu



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

**DATE: January 14, 2019**

**TO: Clerk of the Board of Supervisors – January 29, 2019 BOS meeting**

**FROM: Planning Department – Riverside – Russell Brady, Project Planner**

**SUBJECT: Public Hearing On General Plan Amendment No. 1146, Change of Zone No. 7859, Plot Plan No. 26290, Conditional Use Permit No. 3712, Variance No. 180004**

*(Charge your time to these case numbers)*

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- Place on Administrative Action
  - Receive & File
  - EOT
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (1st Dist) Press Enterprise
- Environmental Impact Report
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(1st Dist) Press Enterprise

21.1

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

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on November 13, 2018,

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

APN (s) or case numbers CZ07859 / GPA01146 / CUP03712 / PP26290 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

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

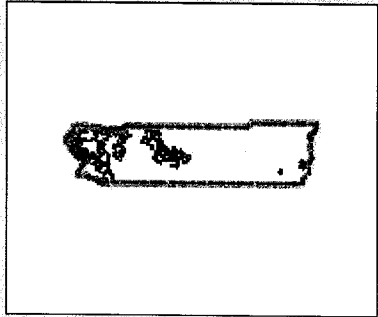
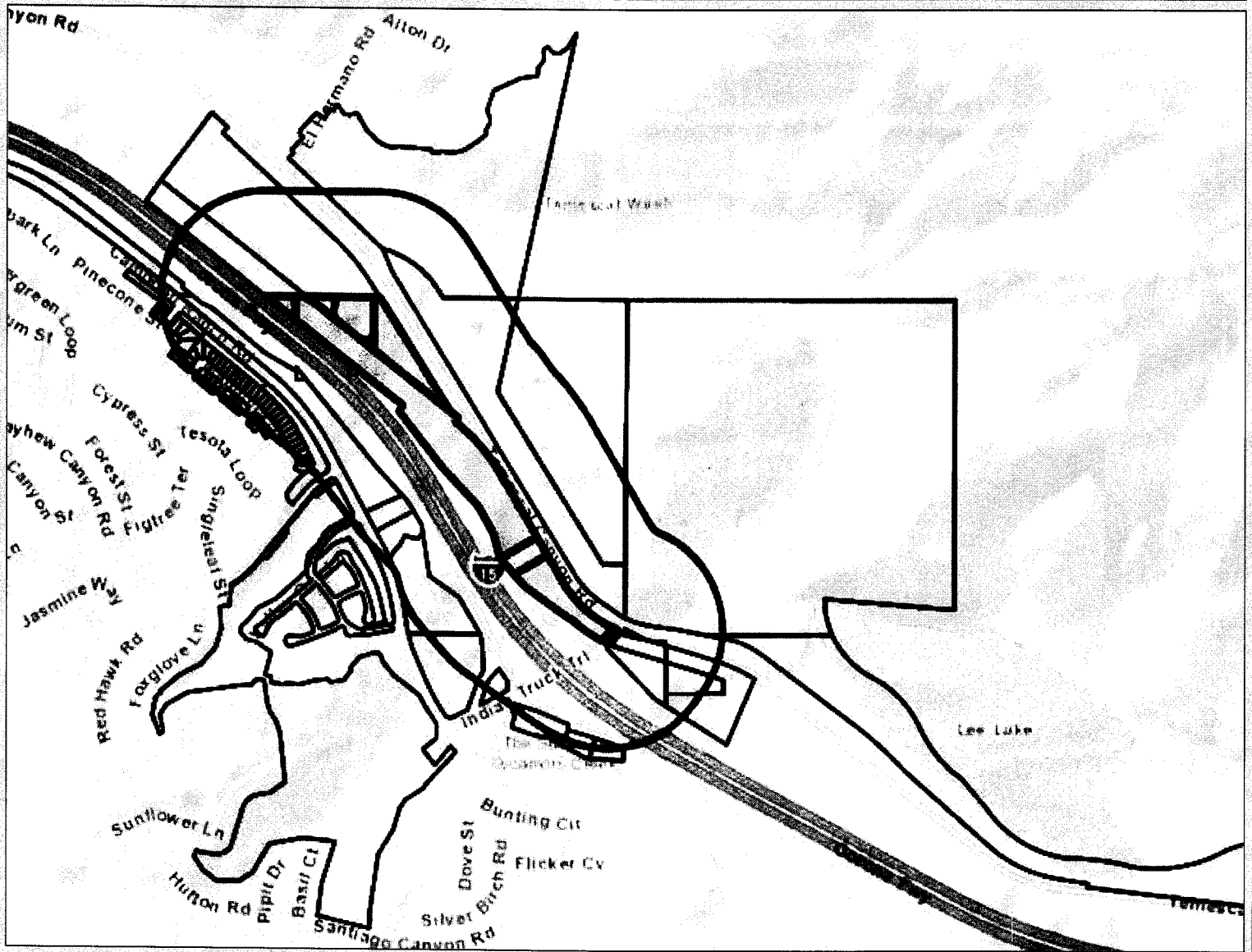
Riverside, Ca. 92502

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




# Riverside County GIS Mailing Labels

CZ07859 / GPA01146 / CUP03712 / PP26290

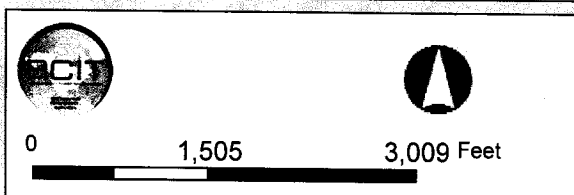
( 1000 feet buffer )



**Legend**

-  County Boundary
-  Cities
-  World Street Map

**Notes**



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

REPORT PRINTED ON... 11/13/2018 12:53:27 PM

© Riverside County RCIT

393070008  
UAP SYCAMORE  
C/O C/O JOHN YOUNG  
4699 JAMBOREE RD  
NEWPORT BEACH CA 92660

393070009  
UAP SYCAMORE  
C/O C/O JOHN YOUNG  
4699 JAMBOREE RD  
NEWPORT BEACH CA 92660

290080025  
SYCAMORE CREEK COMMUNITY ASSN  
C/O C/O BRIAN WOODS  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290460019  
MARTIN AYALA  
TOMOMI AYALA  
MARTIN AYALA

25078 BIRCHTREE CT  
CORONA CA. 92883

290470021  
SANDY LIANG  
DAVID KWAN  
11384 MAGNOLIA ST  
CORONA CA. 92883

290470010  
ABA SULLY LIVING TRUST  
ROBERT J BERMUDEZ  
JENNIFER C HANSCOME

25095 SAGEBUSH WAY  
CORONA CA. 92883

290470014  
PHANTHORN BUNCHAY  
PAMY BUNCHAY KHAMPOU  
11328 MAGNOLIA ST  
CORONA CA. 92883

290470052  
SYCAMORE CREEK COMMUNITY ASSN  
C/O C/O PAM PENTON  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290470017  
2015 1 IH2 BORROWER  
C/O C/O INVITATION HOMES TAX DEPT  
1717 MAIN ST NO 2000  
DALLAS TX 75201

290470016  
RICHARD A HIGGINS  
11344 MAGNOLIA ST  
CORONA CA. 92883

290470011  
ANTHONY LEGASPI  
COLLEEN LEGASPI  
25087 SAGEBUSH WAY  
CORONA CA. 92883

290470019  
JOSE M VARGAS  
LESLIE VARGAS  
11368 MAGNOLIA ST  
CORONA CA. 92883

290470009  
STEVE K SYPRASERT  
LAM LOEUR SYPRASERT  
25103 SAGEBUSH WAY  
CORONA CA. 92883

290471026  
STEVEN A ROMAN  
TRACY S ROTH ROMAN  
11333 MAGNOLIA ST  
CORONA CA. 92883





5162®

Easy Peel® Address Labels |  
Bend along line to expose Pop-up Edge® |Go to [avery.com/templates](http://avery.com/templates) |  
Use Avery Template 5162 |

290471025  
GREGG BUCK  
MARGARET ANN BUCK  
11341 MAGNOLIA ST  
CORONA CA. 92883

290471023  
THR CALIF  
C/O C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS TX 75201

290460018  
JOSEPH W CARBONI  
25070 BIRCHTREE CT  
CORONA CA. 92883

290470015  
RODOLFO MENA  
MIRIAM MENA  
11336 MAGNOLIA ST  
CORONA CA. 92883

290470024  
ERIC HUBBARD  
MILDRED HUBBARD  
2333 PACIFIC  
LONG BEACH CA 90806

290470026  
KRISTIAN J GUTIERREZ  
11424 MAGNOLIA ST  
CORONA CA. 92883

290470037  
THR CALIF  
C/O C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS TX 75201

290470020  
MARVIN THOMAS  
SHELIA G THOMAS  
11376 MAGNOLIA ST  
CORONA CA. 92883

290470022  
JINGGONG ZHENG  
11392 MAGNOLIA ST  
CORONA CA. 92883

290471024  
LOC KHANH DANG  
HUONG BUI DANG  
112 AMBIANCE  
IRVINE CA 92603

290471016  
HOLLY GORMAN  
11373 MAGNOLIA ST  
CORONA CA. 92883

290470023  
DIDAC FERNANDEZ NIETO  
11400 MAGNOLIA ST  
CORONA CA. 92883

290470038  
MICHAEL T HILL  
MARIA C HILL  
25236 POPLAR CT  
CORONA CA. 92883

290471042  
JUSTIN M BUTLER  
SHERI BETH G BUTLER  
11389 MAGNOLIA ST  
CORONA CA. 92883



5162®

Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge®Go to [avery.com/templates](http://avery.com/templates)  
Use Avery Template 5162

290470025  
FEDELYNE DIEUJUSTE  
11416 MAGNOLIA ST  
CORONA CA. 92883

290470018  
DAVID MICHAEL BROWN  
11360 MAGNOLIA ST  
CORONA CA. 92883

290452022  
SYCAMORE CREEK COMMUNITY ASSN  
C/O C/O PAM PENTON  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290470028  
KAMRAN DARBAN  
HOURIEH OZRA DARBAN  
26112 CAMINO ADELANTO  
MISSION VIEJO CA 92691

290470029  
DAVID W GREYSHOCK  
VANESSA GREYSHOCK  
11448 MAGNOLIA ST  
CORONA CA. 92883

290470030  
GREGORY S BRINTLE  
MARLENE L BRINTLE  
11456 MAGNOLIA ST  
CORONA CA. 92883

290470027  
GINA LIANG  
TERESA LIANG  
11432 MAGNOLIA ST  
CORONA CA. 92883

290470031  
ERIC WILLIAM PETERSON  
CHRISTEN C PETERSON  
11464 MAGNOLIA ST  
CORONA CA. 92883

290471006  
RENEE M STOKES  
11437 MAGNOLIA ST  
CORONA CA. 92883

290471013  
JOSHUA HOOKER  
11405 MAGNOLIA ST  
CORONA CA. 92883

290471007  
MATTHEW G HIGBEE  
TAMMY L CAUBLE  
11429 MAGNOLIA ST  
CORONA CA. 92883

290471005  
DONALD C BETTENCOURT  
VANESSA Y BETTENCOURT  
11426 CHINABERRY ST  
CORONA CA. 92883

290460014  
HPA BORROWER 2016 ML  
180 N STETSON AV STE 3650  
CHICAGO IL 60801

290452020  
PEPPINO G DIROMA  
11260 PINECONE ST  
CORONA CA. 92883

290470032  
HPA BORROWER 2016 2 ML  
180 N STETSON AV STE 3650  
CHICAGO IL 60601

290452021  
HEIDI A GOLDSBERRY  
KEVIN G TOTH  
11268 PINECONE ST  
CORONA CA. 92883

290460016  
RANDALL B WRIGHT  
MELINDA B RAMIREZ  
11300 PINECONE ST  
CORONA CA. 92883

290460015  
YOLANDA KAKKAR  
GEO KAKKAR  
11292 PINECONE ST  
CORONA CA. 92883

290470012  
ROBERT TUPPER  
HEATHER TUPPER  
25079 SAGEBUSH WAY  
CORONA CA. 92883

290470033  
RAYMOND ANTHONY LOPE FLORES  
XENIA MAE DACUMOS FLORES  
211 SAGEBRUSH LN  
AMERICAN CANYON CA 94503

290470013  
HYE WEON LEE  
11320 MAGNOLIA ST  
CORONA CA. 92883

290470034  
NENG HAUNG SHENG  
SHAWMING J TANG SHENG  
1785 CANNES DR  
THOUSAND OAKS CA 91362

290470035  
MARCOS C RAMIREZ  
ANGEL A RAMIREZ ORTEGA  
11496 MAGNOLIA ST  
CORONA CA. 92883

290460017  
JOSE FRANCISCO ORDONEZ  
VANNESA GISELE GUTIERREZ  
25054 BIRCHTREE CT  
CORONA CA. 92883

290471041  
JESSICA YVETTE GARCIA  
GREGORY MICHAEL GARCIA  
11397 MAGNOLIA ST  
CORONA CA. 92883

290470036  
BRANDON C GILL  
DANYELL GILL  
11504 MAGNOLIA ST  
CORONA CA. 92883

290670015  
SYCAMORE CREEK COMMUNITY ASSN  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290670016  
SYCAMORE CREEK COMMUNITY ASSN  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290670024  
ROIC CALIF  
PO BOX 130339  
CARLSBAD CA 92013

393060005  
EHOF II LAKESIDE  
C/O C/O HECTOR CALDERON  
1 LETTERMAN DR BLD C 3800  
SAN FRANCISCO CA 94129

290670003  
SYCAMORE CREEK COMMUNITY ASSN  
C/O C/O PAM PENTON  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290130003  
SPEEDWAY DEV  
15350 FAIRCHILD RANCH K  
CHINO HILLS CA 91709

290130032  
SYCAMORE CREEK COMMUNITY ASSN  
C/O C/O BRIAN WOODS  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290130005  
SPEEDWAY DEVELOPMENTS  
15350 FAIRFIELD RANCH K  
CHINO HILLS CA 91709

290130004  
SPEEDWAY DEV  
15350 FAIRCHILD RANCH K  
CHINO HILLS CA 91709

290130066  
SC FHC  
C/O C/O FRITZ HOWSER  
6306 W COAST HWY  
NEWPORT BEACH CA 92663

290130067  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

290130053  
SPEEDWAY DEV  
15350 FAIRFIELD RCH NO K  
CHINO HILLS CA 91709

290130083  
WESTERN RIVERSIDE COUNTY REG CON  
C/O C/O EXECUTIVE DIRECTOR  
3403 10TH ST STE 320  
RIVERSIDE CA 92501

290130044  
SYCAMORE CREEK COMMUNITY ASSN  
C/O C/O BRIAN WOODS  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290130006  
SPEEDWAY DEV  
15350 FAIRCHILD RANCH K  
CHINO HILLS CA 91709

290130021  
EVMWD  
P O BOX 3000  
LAKE ELSINORE CA 92531

290130052  
SPEEDWAY DEV  
15350 FAIRCHILD RANCH K  
CHINO HILLS CA 91709

290130082  
WESTERN RIVERSIDE COUNTY REGIONAL  
C/O C/O ECONOMIC DEV AGENCY  
3403 10TH ST STE 500  
RIVERSIDE CA 92502

393070005  
UAP SYCAMORE  
C/O C/O JOHN YOUNG  
4699 JAMBOREE RD  
NEWPORT BEACH CA 92660

393070007  
UAP SYCAMORE  
C/O C/O JOHN YOUNG  
4699 JAMBOREE RD  
NEWPORT BEACH CA 92660

393070010  
UAP SYCAMORE  
C/O C/O JOHN YOUNG  
4699 JAMBOREE RD  
NEWPORT BEACH CA 92660

290670025  
GARFIELD BEACH CVS  
YFP SYCAMORE CREEK  
C/O C/O YFP SYCAMORE CREEK  
3224 CLUB DR  
LOS ANGELES CA 90064

290130086  
SPEEDWAY DEV  
15350 FAIRFIELD RCH NO K  
CHINO HILLS CA 91709

290670023  
VONS COMPANIES INC  
ROIC CALIF  
PO BOX 130339  
CARLSBAD CA 92013

393070004  
EHOF II LAKESIDE  
C/O C/O HECTOR CALDERON  
1 LETTERMAN DR BLD C 3800  
SAN FRANCISCO CA 94129

290460048  
SYCAMORE CREEK COMMUNITY ASSN  
C/O C/O PAM PENTON  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290080015  
INDUSI  
1609 N BUSH ST STE 1  
SANTA ANA CA 92701

290470053  
SYCAMORE CREEK COMMUNITY ASSN  
C/O C/O PAM PENTON  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290080017  
ASGARD  
C/O C/O FERRO MANAGEMENT CO  
1609 N BUSH ST STE 6  
SANTA ANA CA 92701

393070006  
UAP SYCAMORE  
C/O C/O JOHN YOUNG  
4699 JAMBOREE RD  
NEWPORT BEACH CA 92660

290670034  
SYCAMORE CREEK COMMUNITY ASSN  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290760091  
SERRANO RIDGE COMMUNITY ASSN  
C/O C/O TRI POINTE HOMES  
5 PETERS CANYON STE 100  
IRVINE CA 92606

290760092  
SERRANO RIDGE COMMUNITY ASSN  
C/O C/O TRI POINTE HOMES  
5 PETERS CANYON STE 100  
IRVINE CA 92606

290760090  
SYCAMORE CREEK COMMUNITY ASSN  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290080054  
WESTERN RIVERSIDE COUNTY REG CON  
C/O C/O EXECUTIVE DIRECTOR  
3403 10TH ST STE 320  
RIVERSIDE CA 92501

290130085  
SPEEDWAY DEV  
15350 FAIRFIELD RCH NO K  
CHINO HILLS CA 91709

Lijin Sun, Program Supervisor  
South Coast Air Quality Management District  
21865 Copley Drive  
Diamond Bar, CA 91765

California Department of Fish and Wildlife, Inland  
Deserts Region 6  
Leslie McNair  
3602 Inland Empire Blvd., Ste. C-220  
Ontario, CA 91764

CalTrans District 8  
CEQA Review  
464 W. 4th St., 6<sup>th</sup> Floor  
San Bernardino, CA 92401

City of Corona  
Joanne Colletta Planning Director  
400 S. Vicentia Ave.  
Corona, CA 92882

City of Lake Elsinore  
Richard J. MacHott, Planning Manager  
130 S. Main St.  
Lake Elsinore, CA 92530

Metropolitan Water District of Southern California  
Harry Bannerman  
700 North Alameda Street  
Los Angeles, CA 90012-2944

Riverside County Transportation Commission  
Anne Mayer, Executive Director  
4080 Lemon Street, 3rd Floor  
Riverside, CA 92501

Riverside Transit Agency  
Joe Forgiarini  
1825 3rd St.  
Riverside, CA 92517-1968

Southern California Edison  
CEQA Review  
2244 Walnut Grove Ave., Rm 312  
Rosemead, CA 91770

Temescal Valley Water District  
CEQA Review  
22646 Temescal Canyon Road  
Temescal Valley, CA 92883

U.S. Fish and Wildlife Service  
Sally Brown  
6010 Hidden Valley Road, Ste. 101  
Carlsbad, CA 92011

Tammy Fox  
1611 Garfield Ave  
Alhambra, CA 91801

City of San Jacinto  
Travis Randel, Community Development Director  
595 S. San Jacinto Ave.  
San Jacinto, CA 92583

RCTC  
Michael Blomquist  
4080 Lemon Street, 3rd Floor  
Riverside, CA 92501

Ruth Brissenden  
PO Box 78824  
Corona, CA 92877

Rob Mucha  
22512 Amber Eve Drive,  
Temescal Valley CA 92883  
714-402-7017

Barbara Paul  
25999 Glen Eden Road, Site 147  
Temescal Valley, CA 92883

Pechanga Cultural Resources  
PO Box 2183  
Temecula, CA 92593

Forestar Toscana Development Company  
Andrew Petitjean, Vice President Community  
Development  
4590 MacArthur Boulevard, Suite 600  
Newport Beach, CA 92660





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  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

January 15, 2019

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

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

RE: NOTICE OF PUBLIC HEARING: GPA 1146, CZ 6915, PP 26290, CUP 3712

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, January 18, 2019.**

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,

*Stephanie Cribbs*

Board Assistant to:  
KECIA HARPER, CLERK OF THE BOARD

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, PLOT PLAN, CONDITIONAL USE PERMIT, A VARIANCE, AND AN ENVIRONMENTAL IMPACT REPORT IN THE TEMESCAL ZONING AREA, FIRST SUPERVISORIAL DISTRICT**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 29, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation for approval on **General Plan Amendment No. 1146**, which proposes to change the Land Use designation of Assessor's Parcel Nos. 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, and 290-130-086 from Community Development: Light Industrial (CD: LI) to Community Development Commercial Retail (CD:CR). **Change of Zone No. 6915**, which proposes to change the zoning classification from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Plot Plan No. 26290**, which proposes to develop 6 buildings totaling approximately 52,291 square feet for fast food, retail, service, office, and gas station use on 10.47 acres. **Conditional Use Permit No. 3712**, which proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC Type 20 license). **Variance No. 180004**, which proposes a request to vary from sign standards related to number of freestanding signs, sign area for a freeway pylon sign, and height for a freeway pylon sign. This project is located west of Temescal Canyon Road, north of Indian Truck Trail, and east of Interstate-15 in the Temescal Zoning Area of the First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and tentatively certify **Environmental Impact Report No. 552**.

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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [rbrady@rivco.org](mailto: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 Clerk of the Board 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 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: January 15, 2019

Kecia Harper, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant

# CERTIFICATE OF POSTING

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

I, Stephanie Cribbs, Board Assistant to Kecia Harper, 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 January 15, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA 1146, CZ 6915, PP 26290, CUP 3712

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:** January 29, 2019 @ 10:00 a.m.

SIGNATURE: Stephanie Cribbs      DATE: January 15, 2019  
Stephanie Cribbs

# CERTIFICATE OF MAILING

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

I, Stephanie Cribbs, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 15, 2019, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA 1146, CZ 6915, PP 26290, CUP 3712

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:** January 29, 2019 @ 10:00 a.m.

SIGNATURE: Stephanie Cribbs  
Stephanie Cribbs

DATE: January 15, 2019



CALL (951) 368-9222  
EMAIL legal@pe.com

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
1/18/19	0011224024		PE Riverside	4 x 69 Li	358.80

Invoice text: GPA 1146

Placed by: Stephanie Cribbs

## Legal Advertising Memo Invoice

**BALANCE DUE**

358.80

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
		BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229		01/18/2019	5209148	5209148	BOARD OF SUPERVISORS



**THE PRESS-ENTERPRISE**

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
01/18/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
358.80	0011224024	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

CALIFORNIA NEWSPAPER PARTNERSHIP  
dba The Press-Enterprise  
PO Box 65210  
Colorado Springs, CO 80962-5210

# THE PRESS-ENTERPRISE

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

## PROOF OF PUBLICATION (2010, 2015 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

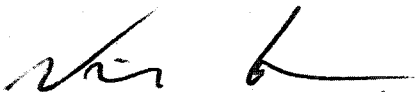
Ad Desc.: GPA 1146 /

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:

**01/18/2019**

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

Date: January 18, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011224024-01

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, PLOT PLAN, CONDITIONAL USE PERMIT, A VARIANCE, AND AN ENVIRONMENTAL IMPACT REPORT IN THE TEMESCAL ZONING AREA, FIRST SUPERVISORIAL DISTRICT

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, January 29, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation for approval on **General Plan Amendment No. 1146**, which proposes to change the Land Use designation of Assessor's Parcel Nos. 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, and 290-130-086 from Community Development: Light Industrial (CD: LI) to Community Development Commercial Retail (CD:CR); **Change of Zone No. 6915**, which proposes to change the zoning classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S); **Plot Plan No. 26290**, which proposes to develop 6 buildings totaling approximately 52,291 square feet for fast food, retail, service, office, and gas station use on 10.47 acres; **Conditional Use Permit No. 3712**, which proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC Type 20 license); **Variance No. 180004**, which proposes a request to vary from sign standards related to number of freestanding signs, sign area for a freeway pylon sign, and height for a freeway pylon sign. This project is located west of Temescal Canyon Road, north of Indian Truck Trail, and east of Interstate-15 in the Temescal Zoning Area of the First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and tentatively certify **Environmental Impact Report No. 552**.

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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [rbrady@rivco.org](mailto: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 Clerk of the Board 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 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: January 15, 2019  
Kecia Harper, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, PLOT PLAN, CONDITIONAL USE PERMIT, A VARIANCE, AND AN ENVIRONMENTAL IMPACT REPORT IN THE TEMESCAL ZONING AREA, FIRST SUPERVISORIAL DISTRICT**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 29, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation for approval on **General Plan Amendment No. 1146**, which proposes to change the Land Use designation of Assessor's Parcel Nos. 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, and 290-130-086 from **Community Development: Light Industrial (CD: LI) to Community Development Commercial Retail (CD:CR).** **Change of Zone No. 6915**, which proposes to change the zoning classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-F-S). **Plot Plan No. 26290**, which proposes to develop 6 buildings totaling approximately 52,291 square feet for fast food, retail, service, office, and gas station use on 10.47 acres. **Conditional Use Permit No. 3712**, which proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC Type 20 license). **Variance No. 18004**, which proposes a request to vary from sign standards related to number of freestanding signs, sign area for a freeway pylon sign, and height for a freeway pylon sign. This project is located west of Temescal Canyon Road, north of Indian Truck Trail, and east of Interstate-15 in the Temescal Zoning Area of the First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and tentatively certify **Environmental Impact Report No. 552.**

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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [rbrady@rivco.org](mailto: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 Clerk of the Board 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 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: January 15, 2019

Kecia Harper, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant



Riverside County Board of Supervisors  
Request to Speak

6 mins

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

**SPEAKER'S NAME:** ROB MUCHA

**Address:** 22512 AMBER EVE DR.

**City:** TEMESCAL VALLEY **Zip:** 92883

**Phone #:** 714-402-7017

**Date:** 1/29/19 **Agenda #** 21-1

**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.

### **Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:**

Notwithstanding any other provisions of these rules, a 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. Donated time is not permitted during Public Comment.

### **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 ensure 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 to 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 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  
to Board Rules listed on the reverse side of this  
form.

**SPEAKER'S NAME:** John Watson

**Address:** 23043 Sunrose St

**City:** Temescal Valley **Zip:** 92883

**Phone #:** \_\_\_\_\_

**Date:** 1-29-19 **Agenda #** 21-1

**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:** Bob Mocka

## 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/Public Comment:**

Notwithstanding any other provisions of these rules, a 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. Donated time is not permitted during Public Comment.

### **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 ensure 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 to 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 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  
to Board Rules listed on the reverse side of this  
form.

**SPEAKER'S NAME:** Tracy Davis

**Address:** 8826 Flintridge Lane

**City:** Temescal Valley **Zip:** 92883

**Phone #:** 951-277-3253

**Date:** 1/29/19 **Agenda #:** 21.1

**PLEASE STATE YOUR POSITION BELOW:**

Foscan Village

**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/Public Comment:

Notwithstanding any other provisions of these rules, a 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. Donated time is not permitted during Public Comment.

### 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 ensure 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 to 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 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  
to Board Rules listed on the reverse side of this  
form.

**SPEAKER'S NAME:** Ruth Brissenden

**Address:** 10215 Wrangler way

**City:** Temescal Valley **Zip:** 92883

**Phone #:** 949-212-6292

**Date:** 1/29/19 **Agenda #** 21.1

**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.

### **Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:**

Notwithstanding any other provisions of these rules, a 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. Donated time is not permitted during Public Comment.

### **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 ensure 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 to 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.**

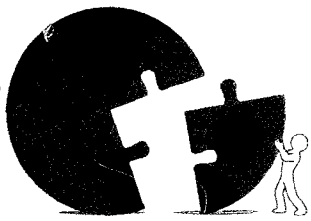
### **Group/Organized Presentations:**

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 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**  
**PLANNING DEPARTMENT**

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

## Memorandum

**DATE:** January 29, 2019  
**TO:** Board of Supervisors  
**FROM:** Russell Brady, Project Planner  
**RE:** Item 21.1 – Additional Public Comment

Attached are additional public comment and staff's response to the comments for the record.

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

## **Brady, Russell**

---

**From:** Brady, Russell  
**Sent:** Tuesday, January 29, 2019 11:26 AM  
**To:** 'issa bahu'  
**Subject:** RE: [EXTERNAL MAIL] Re: [EXTERNAL MAIL] Regarding EIR552, Toscana Village

I will include this for consideration by the Board of Supervisors. See below responses though since these are similar to other comments we have received.

### Cumulative projects considered

As it is noted in responses included in the Final EIR (Response to Comment M-2), per Riverside County methodology on traffic studies, the analysis should include reasonably foreseeable projects. This includes projects that are on file with the County and that are anticipated to be built and operating at the time the project would be built out. Although the Serrano Specific Plan is approved, it does not yet have any implementing projects applied for that would be necessary to actually build it. Additionally, at the time the traffic study was scoped for this project it did include the implementing projects within the Terramor development that were on file at that time. Although these Specific Plans are not directly addressed in the cumulative projects listed, there potential future construction and operation is addressed through the ambient growth factor included for long range traffic impact projection. Beyond traffic, the EIR does address the cumulative impacts of this project on applicable topics.

### Compliance with MSHCP

As it is noted in responses included in the Final EIR (Response to Comment I-22), no portion of the project site is required to be conserved for MSHCP Reserve Assembly. As outlined in the Habitat Assessment and MSHCP Consistency Analysis Report, page 26 (Appendix C of the Draft EIR), the project site is located in criteria cells for which conservation is targeted for habitat associated with Temescal Canyon Wash and adjacent upland areas. Temescal Canyon Wash functions as a wildlife corridor in a northwest-southeast direction adjacent and parallel to the project site and the freeway. Due to the site's located between the I-15 freeway and Temescal Canyon Road it is not expected to function as a wildlife corridor. The project would not impact Temescal Canyon Wash and its ability to function as a wildlife corridor as it is located adjacent and parallel to it and will not impede it in any way.

As outlined in the Determination of Biologically Superior Preservation (DBESP) Report (Attachment C of the Final EIR), there are three existing culverts in the adjacent Caltrans ROW that convey stormwater runoff from the I-15 freeway to the project site. As shown in Exhibit 9A of the DBESP report two originate from the center of the I-15 freeway, between the northbound and southbound sides, and one originates between the northbound lanes and the northbound on-ramp. The culvert is not expected to function as a wildlife corridor as terrestrial wildlife is not anticipated to be moving across the freeway in a northeast direction to and across the project site.

The 2012 determination was that no part of the project site is required for reserve assembly as it is not described for conservation Criteria Cells 3348, 3349, 3350. Subsequent to that the County and the applicant did complete a thorough evaluation of the project with all required elements of the MSHCP, as outlined in Habitat Assessment and MSHCP Consistency Analysis (2013, updated 2017; Appendix C of the DEIR) and the DBESP Report (revised 2018) (Attachment C of the Final EIR), and in Section 5.2 Biological Resources of the EIR. The project was determined to be consistent will all required elements of the Plan. The MSHCP Consistency Review for this project was also reviewed by the Western Riverside County Regional Conservation Authority, the California Department of Fish and Wildlife and the US Fish and Wildlife Service.

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**How are we doing? Click the Link and tell us**

**From:** issa bahu [mailto:thegasking@yahoo.com]  
**Sent:** Tuesday, January 29, 2019 11:19 AM  
**To:** Brady, Russell <rbrady@RIVCO.ORG>  
**Subject:** [EXTERNAL MAIL] Re: [EXTERNAL MAIL] Regarding EIR552, Toscana Village

Clerk of the Board for the Riverside County Board Supervisors

RE: **January 29, 2019, Board of Supervisors -- Agenda Item 21.1** – Public Hearing on GPA No. 1146, CZ No. 7859, PP No. 26290, CUP No. 3712, Variance No. 180004 and EIR No. 552 – Applicant Speedway Development

Honorable Board of Supervisors:

I am writing to exhaust my administrative remedies in opposition of Agenda Item 21.1 -- Speedway Development -- aka Toscana Village at Temescal Valley Project including Environmental Impact Report (EIR) No. 552, General Plan Amendment (GPA) No. 1146, Change of Zone (CZ) No. 7859 and Conditional Use Permit (CUP) No. 3712. **Please include this letter in the public record for this project.**

I ask that this project be **denied** or, at a minimum, **continued** until such time as the Environmental Impact Report fully address ALL cumulative impacts.

Toscana Village will have significant unmitigated impacts that will permanently damage the Temescal Valley and the surrounding areas if approved as proposed.

The Serrano Commerce Center, Resolution No. 2010-150, Ordinance No. 348.4709, EIR No. 492 for the Serrano Specific Plan (SP No. 353) was adopted by the Riverside County Board of Supervisors on September 28, 2010 --BOS Agenda Item 3.72. As such, the Serrano project established certain baseline impacts, including long term impacts. Further, the County's General Plan identifies the Serrano project as a high intensity, non-residential Community Center, or "Job" Center, anticipating both significant assets as well as significant future long term impacts.

The Toscana Village is in conflict with the Serrano Policy Area of the Temescal Canyon Area Plan (TCAP) of Riverside County General Plan Amendment No. 960. As proposed, this project fails to adequately contemplate cumulative impacts, cumulative long-term impacts that this project will create, without full mitigation.

The Toscana Village did not adequately contemplate cumulative, long-term traffic impacts because it failed to address the cumulative impacts to and from the Serrano Specific Plan, which is approved in the County's Current General Plan. Because this project requires a General Plan Amendment, it is incumbent on this project to fully address all cumulative long-term impacts, for all projects currently in the County's General Plan.

The Toscana Village has failed to adequately address cumulative impacts of traffic, drainage, air and water quality, oak tree preservation, greenhouse gas emissions, urban/wildlife interface, wildlife corridors, wildland

fire hazard, state and federal Endangered Species (ESA) as required by the California Environmental Quality Act (CEQA).

The Toscana Village project, as proposed, will significantly impact the Multi Species Habitat Conservation Plan (MSHCP) by eliminating an important habitat linkage between the Estelle Mountain Reserve and the Cleveland National Forest and causing irreversible harm to the MSHCP and the community. (I respectfully request that the County include this letter with any application(s) to the Army Corps of Engineers (ACOE) as part of the application for the 404 and/or other permit(s) required for this project, as proposed.)

Thank you for your consideration.

Sincerely,

Sent from my iPhone

On Jan 28, 2019, at 2:11 PM, Brady, Russell <rbrady@rivco.org> wrote:

Received. I will include your comments to the Board of Supervisors for their consideration.

Russell Brady  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-3025  
<image001.jpg>

**How are we doing? Click the Link and tell us**

**From:** issa bahu [mailto:thegasking@yahoo.com]  
**Sent:** Monday, January 28, 2019 2:07 PM  
**To:** Brady, Russell <rbrady@RIVCO.ORG>  
**Subject:** [EXTERNAL MAIL] Regarding EIR552, Toscana Village

I'm a long-term business owner and resident in the in the Toscana Village area and am against the Toscana Village project as proposed. I'm concerned it will significantly increase traffic congestion to both Temescal Canyon Road and Indian Truck Trail. I'm also concerned the area is not economically viable for more direct retail competition and its development may hurt local businesses currently struggling to survive, such as Tom's Farms. I think the Serrano project is more viable and necessary and am concerned that this one could cause challenges or delays to Serrano's implementation and ultimate success. Thank you for your consideration.

Regarding EIR552, Toscana Village

**Confidentiality Disclaimer**

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

## **Brady, Russell**

---

**From:** issa bahu <thegasking@yahoo.com>  
**Sent:** Tuesday, January 29, 2019 11:55 AM  
**To:** Brady, Russell  
**Subject:** [EXTERNAL MAIL] Tosscan village

Thank you, again, for your prompt, almost instantaneous, response. However, I am troubled by your response, nonetheless. You state that similar issues have been raised so, therefor, you seemingly dismiss my concerns. The reason this troubles me is that the Public Hearing hasn't taken place and, more importantly, the Board of Supervisors' are supposed to be the ones who determine what weight to give issues raised and ultimately make a decision. The Board of Supervisors are the ones who are tasked with protecting the public and taxpayers from needless litigation. I really wanted in the end into the supervisors and Not buried in the Pile

Please include this email in the record as well.

Thank you  
Isa Bahu

## **Brady, Russell**

---

**From:** Brady, Russell  
**Sent:** Tuesday, January 29, 2019 8:26 AM  
**To:** 'Rob Mucha'; Supervisor Jeffries - 1st District; Magee, Robert  
**Subject:** RE: [EXTERNAL MAIL] Toscana Village Supervisor Comments

See below responses to your comments. Let me know if you have any other questions or concerns.

### Cumulative projects considered

As it is noted in responses included in the Final EIR (Response to Comment M-2), per Riverside County methodology on traffic studies, the analysis should include reasonably foreseeable projects. This includes projects that are on file with the County and that are anticipated to be built and operating at the time the project would be built out. Although the Serrano Specific Plan is approved, it does not yet have any implementing projects applied for that would be necessary to actually build it. Additionally, at the time the traffic study was scoped for this project it did include the implementing projects within the Terramor development that were on file at that time. Although these Specific Plans are not directly addressed in the cumulative projects listed, their potential future construction and operation is addressed through the ambient growth factor included for long range traffic impact projection. Beyond traffic, the EIR does address the cumulative impacts of this project on applicable topics.

### Off Ramp Impacts

The comment accurately notes the potentially significant impacts to the I-15 ramps as it is noted in the EIR prepared for the project. Due to this significant impact a statement of overriding considerations will be needed for certification of the EIR. To note also, the EIR does provide in its Alternatives analysis comparison of the proposed project to an alternative that develops under the current Light Industrial designation and notes that the traffic impacts from an industrial type development may be greater due to a potential higher number of truck trips.

### Queuing On Indian Truck Trail

As it was noted at the Planning Commission hearing, the queuing analysis performed for the project showed adequate queuing would be available to accommodate traffic at these intersections. Furthermore, there was the condition added at Planning Commission requiring traffic signal coordination with the signals at the ramps and those on Temescal Canyon Road to assist in limiting the potential for excess queuing.

### U Turns on Temescal Canyon Road

As noted above, the queuing at the intersections is anticipated to be adequately served by the improvements proposed and with the requirement for signal coordination with the ramps. This alone should limit the potential for people to turn right on Temescal Canyon Road and make a U turn to bypass the left turn at the intersection. Based on this, it does not necessitate further consideration by the project to analyze and address.

### Slower Traffic on Temescal Canyon Road

Although the project would include additional traffic signals on Temescal Canyon Road that may result in locations where traffic needs to stop momentarily, the signals are required to be synchronized to help limit the potential for a start-stop-start-stop movement to traffic and allow for more free flowing movement to traffic. Additionally, without the signals in place it brings up the potential issue of traffic safety by having unsignalized intersections with traffic attempting to make left turns onto Temescal Canyon Road which can experience vehicles moving at high speeds. So

while there may be some inconvenience with added signals, due to the synchronization and the signals ability to provide for greater traffic safety at these intersections, the signals are an appropriate inclusion into the project design.

### Fastrak Construction Impact

As it is noted in responses included in the Final EIR (Response to Comment C-1 and C-2), the EIR does reference the I-15 Express Lanes Project, including the northern extension, starting at I-15/Cajalco Road interchange in the City of Corona and extending north to the I-15/State Route 60 interchange in the City of Ontario, and the southern extension from Cajalco Road south to State Route 74. However, as the southern extension is still in the early planning stages and the location of entrance/exit lanes has not been determined yet. Riverside County Transportation Commission (RCTC) will start environmental studies for the southern extension in mid-2019. RCTC will be requesting traffic counts and traffic operations data for the Toscana Village at Temescal Valley project for use in the I-15 Express Lane Project - Southern Extension Traffic Impact Analysis.

As outlined in their comment letter dated January 23, 2019, RCTC agrees with the County's conclusion that the Toscana Village Project and other reasonable foreseeable projects, will have significant cumulative impacts to traffic, particularly to the I-15 mainline. The environmental analysis to be completed for the I-15 Express Lane Project - Southern Extension will take into account traffic generated from nearby developments, including Toscana Village. The I-15 Express Lane Project - Southern Extension project is assumed to improve traffic flows on the I-15 mainline in the project area.

### Services Already Available

Phase I is not proposing any buildings that are likely to accommodate a grocery store, although a drugstore may be possible in Building 5. The decision to pursue the entitlements at this time with the General Plan Amendment, Change of Zone, and design of the commercial center and uses anticipated is an economic decision for the property owner to pursue. The recommendation of staff is based on whether what is proposed through these entitlements meets the necessary findings to be approved.

### Significant Emissions

There are eight (8) gas pumps proposed which have 16 fueling stations, one on each side of the pump. The eight gas pumps have been proposed and included in the site plans in the Initial Study/Notice of Preparation and the Draft EIR. It was an inadvertent inconsistency that the project description identified Building 3 as "a single-story 3,800 square foot gas station with **12 fueling stations**, car wash, and a convenience store." (Environmental Assessment Form: Initial Study, page 1) But the site plan included 8 gas pumps with 16 fueling stations. (Environmental Assessment Form: Initial Study, Figure 4 – Site Plan) The FEIR outlines this correction within the Final EIR, Section 3 - EIR Errata/ Draft EIR Revisions, page FEIR 3-1 to 3-10.

The air quality analysis in the EIR includes full build out of the project and long-term operations as identified in the EIR project description. The EIR identified that the project would have impacts on long-term regional air quality that are significant and unavoidable. Eliminating drive-thru's from the proposed project may reduce vehicle emissions however, it is not anticipated to reduce emissions to less than significant levels.

### Earthquake Zone and Wash Proximity

The project will be required to adhere to state requirements for encasement of underground storage tanks to limit the potential for an earthquake induced leak to occur that may impact groundwater or the nearby wash. As it is noted in responses included in the Final EIR (Response to Comment I-21), the underground storage tanks associated with the gas station are regulated by the California Water Boards to protect public health and safety and the environment from releases of petroleum and other hazardous substances. The proposed project will be required to meet all of the

Underground Storage Tank (UST) Program requirements, including leak prevention, clean up, enforcement and tank tester licensing.

### Compliance with MSHCP

As it is noted in responses included in the Final EIR (Response to Comment I-22), no portion of the project site is required to be conserved for MSHCP Reserve Assembly. As outlined in the Habitat Assessment and MSHCP Consistency Analysis Report, page 26 (Appendix C of the Draft EIR), the project site is located in criteria cells for which conservation is targeted for habitat associated with Temescal Canyon Wash and adjacent upland areas. Temescal Canyon Wash functions as a wildlife corridor in a northwest-southeast direction adjacent and parallel to the project site and the freeway. Due to the site's located between the I-15 freeway and Temescal Canyon Road it is not expected to function as a wildlife corridor. The project would not impact Temescal Canyon Wash and its ability to function as a wildlife corridor as it is located adjacent and parallel to it and will not impede it in any way.

As outlined in the Determination of Biologically Superior Preservation (DBESP) Report (Attachment C of the Final EIR), there are three existing culverts in the adjacent Caltrans ROW that convey stormwater runoff from the I-15 freeway to the project site. As shown in Exhibit 9A of the DBESP report two originate from the center of the I-15 freeway, between the northbound and southbound sides, and one originates between the northbound lanes and the northbound on-ramp. The culvert is not expected to function as a wildlife corridor as terrestrial wildlife is not anticipated to be moving across the freeway in a northeast direction to and across the project site.

The 2012 determination was that no part of the project site is required for reserve assembly as it is not described for conservation Criteria Cells 3348, 3349, 3350. Subsequent to that the County and the applicant did complete a thorough evaluation of the project with all required elements of the MSHCP, as outlined in Habitat Assessment and MSHCP Consistency Analysis (2013, updated 2017; Appendix C of the DEIR) and the DBESP Report (revised 2018) (Attachment C of the Final EIR), and in Section 5.2 Biological Resources of the EIR. The project was determined to be consistent with all required elements of the Plan. The MSHCP Consistency Review for this project was also reviewed by the Western Riverside County Regional Conservation Authority, the California Department of Fish and Wildlife and the US Fish and Wildlife Service.

### Bird Habitats

As noted in the comments, there are existing measures and requirements in place to address potential nesting birds that may occupy the site in the future prior to any disturbance.

### Power Lines

The project is required and conditioned to underground any existing or proposed lines that are rated 33 kV or below. While lines above that rating could be undergrounded, they are not always feasible due to addressing the additional heat that radiates from lines at higher ratings that requires added design measures to address that are not always financially feasible for development or may be desirable by SCE.

### Oak Trees

As part of the project's required replanting that will occur in the northern part of the project, the project may pursue replanting of the existing oak trees, but will be determined based on feasibility of whether replanting would be viable for continued survival and growth of the tree compared to planting new ones.



4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-3025



**How are we doing? Click the Link and tell us**

**From:** Rob Mucha [<mailto:robmuchaphotography@outlook.com>]

**Sent:** Monday, January 28, 2019 2:02 PM

**To:** Brady, Russell <[rbrady@RIVCO.ORG](mailto:rbrady@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Magee, Robert <[RMagee@RIVCO.ORG](mailto:RMagee@RIVCO.ORG)>

**Subject:** [EXTERNAL MAIL] Toscana Village Supervisor Comments

Here are my comments for tomorrow's Supervisor meeting regarding the proposed Toscana Village development. Please confirm receipt.

Rob Mucha  
714-402-7017

Sent from Mail for Windows 10

## Brady, Russell

---

**From:** Jannlee Watson <jannlee.watson@ca.rr.com>  
**Sent:** Monday, January 28, 2019 5:23 PM  
**To:** Brady, Russell  
**Cc:** Jeffries, Kevin; Leach, Charissa; Magee, Robert  
**Subject:** [EXTERNAL MAIL] RE: [EXTERNAL MAIL] Comments -- Toscana Village at Temescal Valley

Thank you, Russell. I am aware of everything planned for Phase 1 – I hope it all materializes. I think the ARCO and mini-mart will be built quickly. But isn't the norm not to construct buildings without commitments from possible tenants? I do not want to see those 27 acres entitled and graded, and nothing else being built there.

Yes – In the DEIR, I did find the health hazards linked to the various emissions created by the project. It wasn't where I expected it to be. NOx is the big offender because the amount anticipated to be created by this project exceeds the numbers allowed by SCAQMD. It will be interesting to see how the court ruling affects future EIRs.

Thank you, again, for your quick response.

jannlee

**From:** Brady, Russell <rbrady@RIVCO.ORG>  
**Sent:** Monday, January 28, 2019 3:02 PM  
**To:** Jannlee Watson <jannlee.watson@ca.rr.com>  
**Cc:** Jeffries, Kevin <KJeffries@RIVCO.ORG>; Leach, Charissa <cleach@RIVCO.ORG>; Magee, Robert <RMagee@RIVCO.ORG>  
**Subject:** RE: [EXTERNAL MAIL] Comments -- Toscana Village at Temescal Valley

Comments received.

The 6 buildings that have been designed with the Plot Plan for Phase I of this site does allow for a variety of potential uses. While 3 of the buildings are designed as fast food restaurants (Buildings 1, 2, 4) and another building is designed as a convenience store with the gas station use (Building 3), Building 5 is designed as a two story building to accommodate office and retail type uses and Building 6 is proposed as either a sit down (non fast food/drive-thru) restaurant or retail use. Beyond how the site and buildings are designed to accommodate certain types of uses, the uses on the site would also be limited to those uses listed in the proposed Scenic Highway Commercial zone. Regarding the grading, the grading as proposed is needed to help balance grading on the site and to accommodate drainage facilities to serve Phase I, so I don't think holding the ability to grade the Phase II portion of the site is feasible based on the project as designed.

I had heard of this case and looking at the details you provided appear to focus on the whether the health risks from air quality were adequately addressed in the project involved. The Toscana Village project has noted the mitigation measures it does include to reduce air quality impacts as much as is feasible, but that even with these measures that potentially significant impacts could occur. The project did also include a health risk assessment that analyzes the potential health risks from air quality from the project. So it does not appear to be similar to the project involved in the case referenced since the analysis discloses the potentially significant impacts from air quality generally as well as information on health risks that are not significant and this information has been included in the EIR for the decision makers to reference.

Thanks and let me know if you have any other questions or need anything else.

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**How are we doing? Click the Link and tell us**

**From:** Jannlee Watson [mailto:jannlee.watson@ca.rr.com]  
**Sent:** Monday, January 28, 2019 2:34 PM  
**To:** Brady, Russell <rbrady@RIVCO.ORG>  
**Cc:** Jeffries, Kevin <KJeffries@RIVCO.ORG>; Leach, Charissa <cleach@RIVCO.ORG>; Magee, Robert <RMagee@RIVCO.ORG>  
**Subject:** [EXTERNAL MAIL] Comments -- Toscana Village at Temescal Valley

**Dear Riverside County Board of Supervisors:**

Although my concerns regarding the Toscana Village at Temescal Valley shopping center project were addressed by the Planning Commission, I still have one concern that may or may not be under the purview of the county's planning and approval process.

I support this project if the result is a retail/commercial center with several tenants that will provide much-needed services to the Temescal Valley community. In meetings with the developer, community members have identified many business entities that would meet community needs and therefore have a high degree of success at this project site.

To date only three businesses have been identified – the same three since the project's inception – ARCO, am/pm Mini-Mart and Jack in the Box. I have spoken with the applicant about my concerns and he told me that potential tenants do not want to be disclosed until after the project's approval.

While I am in favor of additional shopping opportunities for Temescal Valley residents, I seek reassurance that the center will be more than a service station and a fast-food restaurant, which are not needed and not worth the potential traffic and air quality issues they would generate.

Is there any condition that the county can impose to ensure the project will be more than only a gas station and drive-thru/fast-food restaurant? Since the plot plan for the second phase is not included in this approval, can grading for that acreage not commence until the second phase plot plan is approved?

Also, with the EIR finding that project's impact on air quality to be "significant and unavoidable," I'm wondering if a recent California Supreme Court decision would apply in this instance. The court last month in the case of Sierra Club v. County of Fresno basically ruled that the EIR for a housing development did not adequately address the project's significant and unavoidable air quality impacts because it did not disclose the health hazards associated with the pollutants the project would generate.

According to the ruling, the EIR needed to “relate the expected adverse air quality impacts to likely health consequences or explain in meaningful detail why it is not feasible to provide such an analysis, so that the public may make informed decisions” regarding the project.

While maybe not applicable to the Toscana Village project, but going forward, this ruling has set a precedent for all development found to have a significant and unavoidable impact on air quality.

Link to court decision: <http://www.courts.ca.gov/opinions/documents/S219783A.PDF>

**Respectfully ...**

**Jannlee Watson**  
**Temescal Valley resident**

**Confidentiality Disclaimer**

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

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

**County of Riverside California**

## **Brady, Russell**

---

**From:** issa bahu <thegasking@yahoo.com>  
**Sent:** Monday, January 28, 2019 2:07 PM  
**To:** Brady, Russell  
**Subject:** [EXTERNAL MAIL] Regarding EIR552, Toscana Village

I'm a long-term business owner and resident in the in the Toscana Village area and am against the Toscana Village project as proposed. I'm concerned it will significantly increase traffic congestion to both Temescal Canyon Road and Indian Truck Trail. I'm also concerned the area is not economically viable for more direct retail competition and its development may hurt local businesses currently struggling to survive, such as Tom's Farms. I think the Serrano project is more viable and necessary and am concerned that this one could cause challenges or delays to Serrano's implementation and ultimate success. Thank you for your consideration.

Regarding EIR552, Toscana Village

## **Brady, Russell**

---

**From:** gena osborne <higena@att.net>  
**Sent:** Sunday, January 27, 2019 12:09 PM  
**To:** Brady, Russell  
**Subject:** [EXTERNAL MAIL] Toscana Village

Some of us residents do like the red if a "brick" red. This represents the clay in the valley. There is too much "beige" here. I have lived here 31 years and was on the Temescal Valley committee that was involved in the Temescal Valley Design Guidelines that is represented in our pamphlet and was approved.

I also oppose the large 60' foot sign that will be an eyesore. It will distract the beauty of our valley. Maybe several smaller ones that are not so high.

We are trying to introduce murals as a heritage/art/awareness statement. So far we have two. Two more are in the works. Would be nice if all new businesses had to add a mural to their project. Mural suggestions have to be approved by the valley committee.

We do not want to be a "cookie cutter" community. Riverside needs "draws".

Respectfully,

gena osborne

## Brady, Russell

---

**From:** Lee Wilson <leeallanwilson@gmail.com>  
**Sent:** Monday, January 28, 2019 6:52 PM  
**To:** Brady, Russell  
**Subject:** [EXTERNAL MAIL] Toscana Village Traffic Concerns.

Dear Mr. Brady:

As a resident of Temescal Valley I am very concerned regarding the potential of creating a dangerous traffic situation along Temescal Canyon Rd adjacent to the Toscana Project.

I believe that the Toscana Village Project will create a situation very similar to the one that exists on Temescal Canyon Rd at the I15 interchange.

There currently is no posted signage limiting or restricting Parking on Temescal Canyon Rd between Campbell Ranch Rd and Indian Truck Trail. The Toscana Village Project with a proposed Gas Station and Fast Food Restaurant will cause illegal truck parking along the curb, which will inhibit traffic flow, limit visibility and create a dangerous situation identical to what exists at the Carl's Jr. and ARCO Gas Station to the north. Although there has been increased traffic enforcement by the CHP, and the situation is slightly improved, there is still a considerable amount of illegal trucking parking at that location. The entire street, on both sides, in front of the Carl's Jr and ARCO Gas Station are posted "No Stopping". The signs are ignored and the highly dangerous and illegal parking is a daily issue and safety concern.

What can be done during the project approval stage, to prevent this from happening .

Thank you for your consideration

Best regards,

Lee Wilson  
24634 Hatton Ln.  
Temescal Valley, CA 92883

714 612-0123

Maxwell, Sue

**From:** issa bahu <thegasking@yahoo.com>  
**Sent:** Tuesday, January 29, 2019 11:26 AM  
**To:** COB  
**Subject:** [EXTERNAL MAIL] Toscana village

Sent from my iPhone

Clerk of the Board for the Riverside County Board Supervisors

**RE: January 29, 2019, Board of Supervisors -- Agenda Item 21.1** – Public Hearing on GPA No. 1146, CZ No. 7859, PP No. 26290, CUP No. 3712, Variance No. 180004 and EIR No. 552 – Applicant Speedway Development  
Honorable Board of Supervisors:

I am writing to exhaust my administrative remedies in opposition of Agenda Item 21.1 -- Speedway Development -- aka Toscana Village at Temescal Valley Project including Environmental Impact Report (EIR) No. 552, General Plan Amendment (GPA) No. 1146, Change of Zone (CZ) No. 7859 and Conditional Use Permit (CUP) No. 3712. **Please include this letter in the public record for this project.**

I ask that this project be **denied** or, at a minimum, **continued** until such time as the Environmental Impact Report fully address ALL cumulative impacts.

Toscana Village will have significant unmitigated impacts that will permanently damage the Temescal Valley and the surrounding areas if approved as proposed.

The Serrano Commerce Center, Resolution No. 2010-130, Ordinance No. 348.4709, EIR No. 492 for the Serrano Specific Plan (SP No. 353) was adopted by the Riverside County Board of Supervisors on September 28, 2010 --BOS Agenda Item 3.72. As such, the Serrano project established certain baseline impacts, including long term impacts. Further, the County's General Plan identifies the Serrano project as a high intensity, non-residential Community Center, or "Job" Center, anticipating both significant assets as well as significant future long term impacts.

The Toscana Village is in conflict with the Serrano Policy Area of the Temescal Canyon Area Plan (TCAP) of Riverside County General Plan Amendment No. 960. As proposed, this project fails to adequately contemplate cumulative impacts, cumulative long-term impacts that this project will create, without full mitigation.

The Toscana Village did not adequately contemplate cumulative, long-term traffic impacts because it failed to address the cumulative impacts to and from the Serrano Specific Plan, which is approved in the County's Current General Plan. Because this project requires a General Plan Amendment, it is incumbent on this project to fully address all cumulative long-term impacts, for all projects currently in the County's General Plan.

The Toscana Village has failed to adequately address cumulative impacts of traffic, drainage, air and water quality, oak tree preservation, greenhouse gas emissions, urban/wildlife interface, wildlife corridors, wildland fire hazard, state and federal Endangered Species (ESA) as required by the California Environmental Quality Act (CEQA).

The Toscana Village project, as proposed, will significantly impact the Multi Species Habitat Conservation Plan (MSHCP) by eliminating an important habitat linkage between the Estelle Mountain Reserve and the Cleveland National Forest and causing irreversible harm to the MSHCP and the community. (I respectfully request that the County include this letter with any application(s) to the Army Corps of Engineers (ACOE) as part of the application for the 404 and/or other permit(s) required for this project, as proposed.)

Thank you for your consideration.



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

How are we doing? Click the Link and tell us

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

From: issa bahu [mailto:[thegasking@yahoo.com](mailto:thegasking@yahoo.com)]  
Sent: Tuesday, January 29, 2019 11:55 AM  
To: Brady, Russell <[rbrady@RIVCO.ORG](mailto:rbrady@RIVCO.ORG)>  
Subject: [EXTERNAL MAIL] Tosscan village

Thank you, again, for your prompt, almost instantaneous, response. However, I am troubled by your response, nonetheless. You state that similar issues have been raised so, therefor, you seemingly dismiss my concerns. The reason this troubles me is that the Public Hearing hasn't taken place and, more importantly, the Board of Supervisors' are supposed to be the ones who determine what weight to give issues raised and ultimately make a decision. The Board of Supervisors are the ones who are tasked with protecting the public and taxpayers from needless litigation. I really wanted in the end into the supervisors and Not buried in the Pile

Please include this email in the record as well.

Thank you  
Isa Bahu  
Confidentiality Disclaimer

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

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

County of Riverside California <<http://www.countyofriverside.us/>>

2 of 2  
1/29/19 21.1  
2019-1-142219

Maxwell, Sue

---

**From:** COB  
**Sent:** Tuesday, January 29, 2019 12:23 PM  
**To:** 'Issa Bahu'  
**Cc:** Russell Brady (rbrady@RIVCO.ORG)  
**Subject:** January 29 2019 Item 21.1 TosscaN village (Issa Bahu 2 of 2)

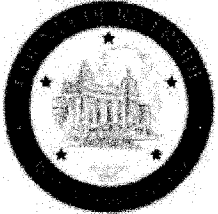
Mr. Bahu,

The Clerk of the Board of Supervisors is in receipt of your letter sent via email regarding General Plan Amendment No 1146, and has included it in the record for January 29, 2019.

Sincerely,

*Sue Maxwell*

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



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

---

**From:** issa bahu <thegasking@yahoo.com>  
**Sent:** Tuesday, January 29, 2019 12:13 PM  
**To:** COB <COB@RIVCO.ORG>  
**Subject:** Fwd: [EXTERNAL MAIL] TosscaN village

Sent from my iPhone

Begin forwarded message:

**From:** "Brady, Russell" <rbrady@RIVCO.ORG>  
**Date:** January 29, 2019 at 11:56:31 AM PST  
**To:** issa bahu <thegasking@yahoo.com>  
**Subject:** RE: [EXTERNAL MAIL] TosscaN village

I will include

Russell Brady

Honorable Supervisors,

I'm Rob Mucha from Temescal Valley. I have concerns about this proposed project some of which I'll attempt to cover here in the time allowed. These and other concerns are covered in more detail in the written comments submitted.

### **Serrano Commerce Center Mitigation**

Because Toscana Village requires a General Plan update with a standalone EIR, I believe it to be in *non-compliance* for failing to include the accumulated impacts to and from the approved Serrano Commerce Center. Non inclusion of the large Serrano project opens the County to potential lawsuits, and is rather disturbing to me from a traffic circulation planning perspective.

The Serrano Specific Plan #353 is a massive 489 acre development which is just north of the Toscana Village area. Serrano includes the extensive rerouting of Temescal Canyon Road traffic flow thru a required new six lane artery leading directly to the Toscana Village area.

The expected benefits to the County of *Serrano* is 6.6 million square feet of new Light Industrial, 172 thousand square feet of Commercial Retail, and over 1,700 new jobs. However, there is expected to be a continuous flow of large trucks leaving the area that hasn't been accounted for in any Toscana Village studies or considerations, nor potential impacts to Serrano which could be large. I ask that the project be Continued to exhaust Administrative Remedies to ensure that this project is adequately vetted and fully mitigated.

### **On Ramp Impact**

I'm told that freeway ramp areas are insignificant to County consideration, but certainly hope that isn't the case and ask for your assistance. Temescal Valley is unique from most other areas in Riverside County in that we are largely reliant on either the 15 freeway or our *one* main North/South artery that parallels the freeway. The 15 and Temescal Canyon Road are interlinked at freeway ramp locations so impacting one largely impacts the other.

Both Toscana and Serrano share the same Indian Truck Trail freeway ramp to the south, that is currently *already* performing at near capacity at peak hours – and both independently are expected to Significantly Impact the ramp areas. The Toscana Village study *alone* suggests that some of the ramps at peak hours will bump two levels to D and E. The same is expected with the much larger Serrano Project. Also, there are two Fastrak expansion projects underway that are both likely to negatively impact Indian Truck Trail ramps and Temescal Canyon Flow during construction and after. These have also not been taken into consideration in studies or implementation planning.

### **Impacted Traffic Flow on Temescal Canyon Road**

Similarly, Temescal Canyon Road flow will be impacted by the number of left turns planned into the project from it. The studies estimated that 75% of Toscana customers will come from the south requiring left turns into the complex. What this project does in effect is take what is supposed to be a free flowing artery south for mining trucks and those from Serrano, etc. and turns it into a high car trip service road. This creates a south heading choke point in close proximity to those high volume operations. Again, the Serrano project alone will have three lanes heading south toward the area.

It is imperative that additional study be completed to understand the expected impact to and from Serrano, and modeling be completed to show expected queue times on both Temescal Canyon Road and Indian Truck Trail with the anticipated effects of light synchronization.

Submitted by

Rob Mucha

1/29/19

(date)

Item

22.21.1

### **Indian Truck Trail Lack of Queuing**

There is very little queuing distance for those making a left turn on Indian Truck Trail onto Temescal Canyon Road which is likely the route taken for the large majority of customers to this project. Rail Road Canyon in Lake Elsinore has similar sized queuing capacity and often backs up multiple lights at all times in the day, often not letting people on or off the freeway. We need to see a more detailed modeling of that left turn lane at expected peak time periods before this project is approved.

### **U-Turns on Temescal Canyon Road**

Some will ultimately make a right turn from Indian Truck Trail onto Temescal Canyon Road to avoid left turn queues and then attempt a U turn somewhere along windy Temescal Canyon road frequented by large trucks with slow stopping capability. There is not enough room to make a safe U turn and those coming from the opposite direction have limited views. I want to be on record to say that you risk an increase in major accidents, including fatalities, if this is not better addressed.

### **Emissions Also Significantly Impacted**

Emissions are also Significantly Impacted but little has been done on this large project to reduce them. This bothers me for a number of reasons, maybe the largest being that it borders one of the most important wildlife crossing areas in the area. A Planning Commissioner suggested dropping out one of the two fast food drive thru bays but it wasn't adopted. The project also increased two additional gas pumps even though concerns had been raised about emissions and car trips. Emissions will also increase significantly with the large truck volume from Serrano having to stop at multiple new lights generated from this project. I ask that one drive thru bay and two gas pumps be dropped out to help alleviate the emissions issue, and to be more in competitive balance with other gas stations in the area.

### **Services Already Available in Immediate Area**

I don't personally believe there is a strong need for these services in the area (more detail in writeup). Most are already available in the large Vons Center across the way, and duplication could be detrimental to those businesses as well as to iconic Tom's Farms less than three miles away.

### **Summary**

In summary, I'm not sure administratively you can approve this General Plan Amendment without the inclusion of Serrano, but don't believe that you should either way. To me, the negative impacts clearly outweigh any proposed benefits.

Thank you for your consideration.

## VIDEO TRANSCRIPT | PARTIAL

Riverside County Planning Commission Meeting

Page 2 of 11

Relating to Agenda Item 4.1

File ID: 02/21/2018 09:00 AM Regular Meeting

File Name: 5783\_480.mp4

File Location: [http://mediadownload.igm2.com/RiversideCountyCA/5783\\_480.mp4](http://mediadownload.igm2.com/RiversideCountyCA/5783_480.mp4)

---

[7:51 – 8:02] Pledge of Allegiance

[8:09 – 13:05] Agenda Items Unrelated to Item 4.1

Chairman: [13:06] We'll now go to Item 4.1, GPA 1202, Change of Zone 7885 and Tentative Tract 37254. Uh, and we'll – take it away, Ms. Bradford.

Bradford: [13:27] Good morning, Chair and Members of the Commission. My name is Deborah Bradford. I am the Project Planner for Agenda Item 4.1, General Plan Amendment 1202, Change of Zone 7885 and Tentative Tract No. 37254.

[13:46] The project site is located in the Rancho California Zoning Area within the Southwest Area Plan. The Project Site's General Plan land use designation is Agriculture, as are the surrounding properties to the North, East, South and West. The Project Site is currently zoned Citrus-Vineyard. The Applicant is proposing a zone change to Wine Country Residential. Zoning to the north is Wine Country Winery and Citrus-Vineyard, to the east Citrus-Vineyard, to the south Residential-Agricultural and to the west Citrus-Vineyard. Surrounding land uses to the south, east and west are single family residential and to the north vacant and wineries.

[14:42] For reference, directly to the north of the proposed project is the approved Tract Map 31444M2 with five acre residential lots immediately adjacent to the project area as part of a clustered subdivision pursuant to the Winery District requirements. The associated winery for this Tract Map is located further to the north.

[155:08] The General Plan Amendment proposes a change to the Project's designation in the Temecula Valley Wine Country Community Plan from the Winery District to the Residential District. The proposal is a result of a change of Camino Del Vino from Secondary Four Lanes to Collector Two Lanes and resulting--a resulting drop in capacity for winery traffic from traffic from wineries that would primarily be expected to develop in the Winery District. The change to the Residential would allow for up to 10 lots, compared to 5 under the Winery District due to the minimum lot size allowed, however, the Tentative Tract Map is proposing 8.

[15:56] The Wine Country Residential District encourages permanent estate residential development to balance the tourism related activities as encouraged in the Winery District. The change to the Residential District

## VIDEO TRANSCRIPT | PARTIAL

Riverside County Planning Commission Meeting

Page 3 of 11

Relating to Agenda Item 4.1

File ID: 02/21/2018 09:00 AM Regular Meeting

File Name: 5783\_480.mp4

File Location: [http://mediadownload.igq2.com/RiversideCountyCA/5783\\_480.mp4](http://mediadownload.igq2.com/RiversideCountyCA/5783_480.mp4)

---

would still be in keeping with the intent and policies of the Wine Country Community Plan.

[16:18] The Applicant is proposing a subdivision – a Schedule D Subdivision. Lots range in size from 6 acres to 8.5 acres. The Applicant is also proposing to plant 50% of the Project with vineyards, which is not a requirement of the W—of the Wine Country Residential zone. The Project is proposing to realign Los Nogales Road to remove it from the drainage area to limit flooding impacts. The stretch of Los Nogales Road that—where it crosses the drainage and connects to Camino Del Vino would be paved with asphalt, although the schedule—the minimum requirements for the Schedule D only requires base and grade.

[17:12] The, um – Additionally, the Project – there is a, um, agricultural preserve which is currently in the process of being, uh, cancelled and diminished. Uh, that will be brought to the Board of Supervisors at a later time along with these, um, entitlements that the Applicant is proposing. In addition, um, Staff has prepared – there's a memo that we sent to you that has various letters with our responses to those as well as we received a letter last – yesterday – late yesterday – that we would like to consider and have more time to look, uh, at that.

[17:52] So, therefore, we are requesting a continuance to March 7<sup>th</sup>. Thank you, Staff. Um, that concludes our – that concludes our presentation and we'd be happy to answer any questions.

Chairman:

[18:05] Thank you, Ms. Bradford. I neglected to ask if there were any ex parte communications? I – I had one with, uh, Mr. Smalley and did not, you know – took information and did not give my opinion either way on – on the Project. So, I wanted to let everybody know about that.

[18:25] Uh, with that, I'd also request that it be--be continued to March 21<sup>st</sup> as I have to attend a funeral on the 7<sup>th</sup> and would not be in town and I think it's very important that I be here for this project. If--if that is alright with the Commission. If we continue this item. Okay.

[18:50] Uh, County Counsel, should I go ahead with the public testimony or should we do the continuance item? What – what is sort of the protocol with that?

County Counsel:

[19:03] The Commission may open up the public hearing and take public testimony from the public who are here today. Um, I would recommend that you keep the public hearing open, um, to – if – if the Commission decides to continue it to March 21<sup>st</sup>.

## VIDEO TRANSCRIPT | PARTIAL

Riverside County Planning Commission Meeting  
Relating to Agenda Item 4.1

Page 4 of 11

File ID: 02/21/2018 09:00 AM Regular Meeting

File Name: 5783\_480.mp4

File Location: [http://mediadownload.igm2.com/RiversideCountyCA/5783\\_480.mp4](http://mediadownload.igm2.com/RiversideCountyCA/5783_480.mp4)

---

Chairman: [19:17] Um, thank you. With--with that, I'd ask if the Applicant is here and would care to speak to the Commission?

[19:23 – 19:31 *Private Chair Discussion*]

Applicant: [19:36] Mr. Knoll?  
[19:37] Koll.

Chairman: [19:38] Koll, sorry.

Applicant: [19:38] That's okay.

Chairman: [19:39] Koll.

Applicant: [19:40] It's happened my entire life. Uh, good morning. My name is Greg Koll. I'm the applicant for this project. Um, we had this Tract Map before you a little over a year ago during the General Plan initiation proceedings, uh, which, then with your recommendation, we forwarded to the Board of Supervisors and we received the Order adopting the initi – initiation to proceed and move forward.

[20:02] Um, as Ms. Bradford has stated, um, this is a 51 acre parcel. We're asking, due to the surrounding area and the lack of arterial roadways into this project, that we convert this over to Residential because it doesn't meet the needs or the availability to have a winery here anymore. Um, we have residential to the north, south, east and west. Uh, even though the--to the north it is the Wine Country Winery District, it is part of the Subdivision Tract Map 31444, uh, that creates 24 five acre homesites, those directly above us. We're completely surrounded by residential. Um, putting a winery here where this parcel qualifies for a Class 6 Winery, it's a 50 acre parcel. It just, um, does not make sense to us. Um, as Ms. Bradford stated, Camino Del Vino Road was reduced from a secondary highway to a Collector Street. Collector Streets are designed to serve intensive residential uses, um, and would not be able to handle the traffic impact associated with a winery.

[21:12] Um, as part of our design, we've actually met with the Temecula Valley Wine Growers Association. Their purpose is for the promotion and growth of grapes and the interest of wineries and vineyards in Temecula Valley. They have also stated that they agree that this is not a location for a winery and have approved our project and written a letter of recommendation to Staff. It's included in the Staff Report.

## VIDEO TRANSCRIPT | PARTIAL

Riverside County Planning Commission Meeting

Page 5 of 11

Relating to Agenda Item 4.1

File ID: 02/21/2018 09:00 AM Regular Meeting

File Name: 5783\_480.mp4

File Location: [http://mediadownload.igm2.com/RiversideCountyCA/5783\\_480.mp4](http://mediadownload.igm2.com/RiversideCountyCA/5783_480.mp4)

---

[21:37] Um, again, even though it's not a requirement, because this is in Wine Country, we have, um, designed 50% of the Property to have vineyards on it. It is set up as an agricultural easement requiring all future property owners to maintain this as a group so they are not become individually managed and tend to just disappear. This will remain as an easement and will remain as a requirement that they maintain it. Um, we have properties that are designed outside the flood plane and then everything below the properties is set up – as much property as we can get – and we got 50% of the property set up with vineyards.

[22:20] Um, again, the realignment of Los [throat clearing], excuse me. [Drinks water.] Today is not the best day for me to be speaking. Um, we've realigned Los Nogales Road, um, as the currently designated right of way is blocked and unpassable. Um, approximately half a mile west of Camino Del Vino we're proposing that--to install a bridge that will cross Los Nogales, or allow Los Nogales to cross over the stream bed without any impact to the riparian area. It then will continue eastward, exiting onto Camino Del Vino. Um, the connection of Los Nogales Road is what was originally intended and anticipated. We've worked with Transportation and with Fire to insure that the realignment of this road is outside of the flood plane area and provides ingress and egress for emergency personnel and residents during rain or flood events. Um,

[23:20] Currently, right now, the – Los Nogales Road is blocked. Um, even though it was offered for dedication in 1971 and it was fully accepted for public use in 1994, it cannot be driven. Uh, as you travel eastward on the property – or, I'm sorry, as you travel eastward on the road, it's currently blocked, uh, by a fence at, um, Mr. Smalley's property blocking the public right of way. This was designed and intended to connect to Camino Del Vino but it's currently not passable. This actually creates additional traffic on the surrounding streets which are just rural residential roads. By completing this connection and building the road that was originally intended, we will actually reduce the majority of the traffic, which are a lot of the complaints made by some of the surrounding opposition letters.

[24:14] Um, all of these points, and we can spend a lot more time going through and I can respond to all of the issues that some of the neighbors have brought up. Um, however, I think that would be best be done at the continued hearing. But all of these points lead us to the same conclusion, that this property doesn't deserve to be in the Winery District. It doesn't have the access, it's surrounded by residential. If we're going to build it as residential, then it should be a Residential zone.



## VIDEO TRANSCRIPT | PARTIAL

Riverside County Planning Commission Meeting

Page 6 of 11

Relating to Agenda Item 4.1

File ID: 02/21/2018 09:00 AM Regular Meeting

File Name: 5783\_480.mp4

File Location: [http://mediadownload.iqm2.com/RiversideCountyCA/5783\\_480.mp4](http://mediadownload.iqm2.com/RiversideCountyCA/5783_480.mp4)

---

[24:44] I would be happy to answer any questions you have.

Chairman: [24:50] Are there any questions for the Applicant? No questions at this time. I think we'll probably wait to the continued public hearing to ask our questions.

Applicant: [24:58] Okay. Thank you.

Chairman: [25:00] Thank you, Mr. Koll.

[25:09] Oh, we'll do that at the end. Uh, Mr. Ben Drake.

Drake: [25:28] Good morning, Commissioners. Um, I appreciate the time to speak on this item. I'm here representing the Temecula Valley Wine Growers Association who represent 42 wineries and 65 growers. Uh, we took this up, uh – the issue on this item – at our, uh, Board meeting and, uh, wanted to approve this project as--as presented. Uh, we were happy to see that there was a requirement on the--Planning Requirement on the Property.

[25:58] Um, I agree with the Applicant that this has no place for wineries on Los Nogales Road for several reasons. One, the road network is there – isn't there. Uh, also, if we went to 10 acre parcels, which is the requirement, we could still put wineries on those properties but there would be no sewer service. So that would require the winery to have evaporation ponds or be able – or would have to truck off, uh, extra sewage and whatnot. There's always been an issue with evaporation ponds because of the smell. The second issue would be they're—they're able to do some events – limited events – on 10 acre parcels and plant 75%. If they do not put a winery on there, there's no requirements on planting. So, by allowing these to go to these smaller lots and, basically, fill in – the Wine Growers Association worked with the Applicant to mandate that they have at least 50% of the property planted.

[26:57] So, that brings me to the next issue. It has taken so long for this to go through the processing. I went through and sat through the Williamson Act, um, last month when I came up here for the other Planning Commission hearing. And, what's happened is, is I have 25,000 vines ordered for this property. We're having – and that's why we started doing some of the grading. I worked with Juan Perez and I worked with, uh, Larry Ross to get a application to start on the ag grading. But, the problem is in building the pads, they were allowing us to build the slopes. Well, when we build the slopes, we have to take the--the hills down to build the slopes so that I can get the ag grading done. We were--that's

## VIDEO TRANSCRIPT | PARTIAL

Riverside County Planning Commission Meeting

Page 7 of 11

Relating to Agenda Item 4.1

File ID: 02/21/2018 09:00 AM Regular Meeting

File Name: 5783\_480.mp4

File Location: [http://mediadownload.igm2.com/RiversideCountyCA/5783\\_480.mp4](http://mediadownload.igm2.com/RiversideCountyCA/5783_480.mp4)

---

why it was all done underneath an Ag Grading Permit. And so what's happening is, right now, I've got, you know, \$125,000 worth of vines ordered for this property. We're limited on the amount of time that we can get these into the ground. I'm trying to work with the nursery to convert these over from dormant vines over to green plants which would allow me to try to slip back. I haven't got the approval from the nursery to be able to get green plants. So, we were trying to get things planted in a timely manner.

[28:06] So, I just wanted you to understand what was going on out there on the property. So, that – we weren't doing things, basically, without the County knowing what was going on. So, thank you for your time, unless you have any questions.

Chairman: [28:18] Any questions from Mr. Drake?

[28:20] Thank you.

[28:25] Alright. And, uh, both those speakers were in favor of the project. And, so let me see. So, I'd like to – is Frederick Lynch here?

F. Lynch: [28:42] Yes.

Chairman: [28:42] And Jeanine Lynch?

J. Lynch: [28:45] [confirmed]

Chairman: [28:46] Um, so I'd call Mr. Smalley to the microphone and he has 9 minutes. Mr. Smalley.

Smalley: [29:00] Good morning, Commissioners. Thank you very much for your time this morning. I think we'll be getting my presentation up. Um, my name is Larry Smalley. I live adjacent to the Property and I'm representing a group of concerned homeowners this morning, uh, called Los Noga – Preserve Los Nogales dot org. In front of you is my presentation. Um, I'll be speaking for about 7 to 9 minutes and, if you have any additional questions, I have lots of other information as well.

[29:31] As we said, um, this Project is a relatively small project but I believe it is significant beyond its scope. And for two reasons. Number One, it's really about a shared vision for "what is Wine Country" and the second is, really, are we going to be good stewards of our environment. Those are really the key issues for me. Land use and environment. So,

## VIDEO TRANSCRIPT | PARTIAL

Riverside County Planning Commission Meeting  
Relating to Agenda Item 4.1

Page 8 of 11

File ID: 02/21/2018 09:00 AM Regular Meeting

File Name: 5783\_480.mp4

File Location: [http://mediadownload.ig2.com/RiversideCountyCA/5783\\_480.mp4](http://mediadownload.ig2.com/RiversideCountyCA/5783_480.mp4)

---

I'm going to try and take you through – and you'll see that, again, you have your handouts in front of you.

[29:59] Uh, this is a picture of the Property as it existed before. As, uh, as Mr. Drake said, there was unpermitted grading going on on this Property which is in the insert.

[30:09] So, what is our goal? Our organization – our group of concerned individuals – has three main objectives in opposing this GPA. Number One, we want to preserve Wine Country. People spent ten years getting the Wine Country Plan together and we think it's an important document. Second thing is, we want to protect the environment. It's a sensitive ecosystem, uh, that doesn't really show up on the charts and all the graphs and everything you see. The third is, there are some access issues. So, let me start out with what our request is.

[30:46] Our request, as you as the, um, as the Planning Commission, fully reject this GPA. We think that it is ill suited and it is ill conceived. And, there's really no compelling reason to do this. It's a risky thing. It will hurt the environment. And, there are many, many alternatives to the one presented. We would prefer a winery or a Country Cottage Inn, or anything else. What we don't want to see is Orange County East. Just take a stack of homes and plunk them up on a hill. It's not compatible with the Wine Country Plan.

[31:24] So, here is the alternatives that were listed. The upper, uh, document – the upper plan was submitted originally by the Applicant. That was done within the Winery rules, shows 75% planting as opposed to 50. We think that's much more in keeping with the Wine Country Plan. The current one at the bottom shows a much denser – it goes to 50% planting and, again, stacked up mega-mansions at the top of the hill. So, there – but there are plenty of options.

[31:54] So, why reject this? Well, we think it's inconsistent with the—with the Wine Country Plan. And the issue will really get down to, what is the definition of "new". We think the Wine Country Plan defines what is "new" in terms of the Ordinance 348 new condition requirement. It creates some really harmful effects for the environment and, again, it creates some access problems, uh, well, it creates really some, uh, ineffective and difficult precedents.

[32:25] Let's examine the first one. 348, again, requires that there is a new condition. We don't see any new conditions since the Wine Country

## VIDEO TRANSCRIPT | PARTIAL

Riverside County Planning Commission Meeting

Page 9 of 11

Relating to Agenda Item 4.1

File ID: 02/21/2018 09:00 AM Regular Meeting

File Name: 5783\_480.mp4

File Location: [http://mediadownload.igmp2.com/RiversideCountyCA/5783\\_480.mp4](http://mediadownload.igmp2.com/RiversideCountyCA/5783_480.mp4)

---

Plan was adopted and there's a lot of – that would create inconsistency with the General Plan.

[32:39] If you take a look at this, here. This-this document – this image will tell you everything you need to know about this Project and why it should be rejected. If you take a look to the north of Los Nogales Road, it is all winery. There are a couple of incidental, uh, legacy properties that were, uh, residential. Residential exists below. And the – uh, you can see that there's a Blue Line Stream going through this, there's a 404 Wetlands going through this. This is an extremely sensitive property. So, the second thing is the harmful effects from an environmental standpoint. The Wetlands and the—and the Blue Line Stream were not addressed in the EA. They are significant parts of this design.

[33:26] And the biggest issue, I think is the shortcut. Let's take a look at this one. What the Staff failed to realize is we have cell phones now that have GPSs in them. If Los Nogales Road is connected up to Camino Del Vino as shown on here, every phone in the world is going to tell a Millennial that when you want to get from Rancho California Road to De Portola Road, which is the second wine road, you can take this shortcut's bypass. I estimate that traffic will go up by ten times not 10%. When I approached the Transportation Department on that, they said it's incidental. They didn't consider visitor traffic. That was not included in their analysis. And that's reasonable because they didn't do a Traffic Study. Just like we didn't do a full Environmental Analysis.

[34:15] So, the other reason from an environmental standpoint is there is a flood risk. If you take a look at this drawing here – in 1985 Camino Del Vino was washed out from Los Nogales because of debris. In 1995 it happened again. I went in and took all the trash out of there – there were appliances and cars and all kinds of things. I built up with 75 tons of rock to keep that a free flowing stream. If this is approved, there's not enough control of, of – there's a lot of impervious surfaces which will cause additional, uh, debris flow to go into, uh, into the stream which will back it up, which will cut me off from emergency services.

[34:59] So, the – and then the last is it creates a problematic precedent. Now, Staff says they're not concerned about that because of the long cycle time that it takes, um, you know, 8 years to get a GPA. But, take a look at this. Here are the – what are my estimates and what I call a--a "residential flip". These properties here are either in vines or are vacant and would be subject to the same kind of analysis when they would offer, "Hey, GPA 1202 said if I'm next to Residential I can be Residential". In

## VIDEO TRANSCRIPT | PARTIAL

Riverside County Planning Commission Meeting

Page 10 of 11

Relating to Agenda Item 4.1

File ID: 02/21/2018 09:00 AM Regular Meeting

File Name: 5783\_480.mp4

File Location: [http://mediadownload.iqm2.com/RiversideCountyCA/5783\\_480.mp4](http://mediadownload.iqm2.com/RiversideCountyCA/5783_480.mp4)

---

the extension of that logic, this entire area between Rancho California Road, Monte de Oro, and Los Nogales Road would be Residential.

[35:45] So, we think that this plan is simply un – uh, is just not sustainable. We think that it's bad for Wine Country, it's not consistent with the Wine Country Plan. Now, I ask myself, how could Staff come to such a different opinion? And I think the answer is, Staff needs a Wine Country sensitivity training plan. None of them visited Wine Country, none of them work or live in Wine Country, the site wasn't even visited by anyone on the Staff, and they have under two years of experience when it comes to tenure. So, I can't blame them. They just don't have the experience to understand what it means to live and be in Wine Country. And the – unfortunately, technology was not taken into account when the traffic situation was--was looked at.

[36:32] And, again, it ha—we believe it has significant harmful effects. Now, luckily enough, the Army Corps of Engineers and the California Fish & Wildlife are involved at my insistence. I made many phone calls and emails. This is a sensitive area ecologically and I believe it's in our interest to protect it.

[36:51] So, again, my goal is, Number One, preserve Wine Country. It's a-a jewel of Riverside County. Number Two, protect the environment. This--once this Wetland is gone, it's gone, and the Applicant hasn't really addressed that. And the third is, you're going to be back here again several years later with other applicants saying, "Why can't I be Residential? It increases my value 10x."

[37:17] So, with that in mind, I ask you to do the safe thing and to do the reasonable thing, to use prudential judgment, and say, "This is not really a responsible development." Reject the GPA. The Applicant can come back with better, uh, tools and better—better advise from experts and come up with a reasonable plan.

[37:37] So, with that, I thank you very much for your time.

Chairman:

[37:42] Thank you for your testimony. Any questions of Mr. Smalley?

[37:46] I think we'll hold all our questions until the next meeting. Um, so, I'm going—that concludes all the speaker slips that I have. I'm going to leave the public hearing open. Um, I would want to say that the March 21<sup>st</sup> meeting, it is in the desert. Um, and I—if that—hopefully is not a hardship, um, with the Applicant or anyone else. And I see the Applicant

## VIDEO TRANSCRIPT | PARTIAL

Riverside County Planning Commission Meeting  
Relating to Agenda Item 4.1

Page 11 of 11

File ID: 02/21/2018 09:00 AM Regular Meeting

File Name: 5783\_480.mp4

File Location: [http://mediadownload.iqm2.com/RiversideCountyCA/5783\\_480.mp4](http://mediadownload.iqm2.com/RiversideCountyCA/5783_480.mp4)

---

saying it's not a hardship, uh, or the public. So, with that, any discussion, any question of staff, or?

[38:33] I will—I will make a motion to, um, continue this item to March 21<sup>st</sup>.

[38:46] So, there's been a motion and a second [laughing].

[38:55] We're waiting for our technology, folks.

[39:00] Oh, am I supposed to do something? Me. You're waiting for me. I'm hitting the screen. What am I supposed to hit? Oh. Thank you. Glad you're here. [laughing]

[39:16] And that motion carries unanimously so we'll see you all back here, or in the desert, March 21<sup>st</sup>.

[39:28-end] Miscellaneous unrelated items.



November 12, 2018

To: Riverside County Board of Supervisors  
C/O Deborah Bradford, Project Planner ([dbradfor@rivco.org](mailto:dbradfor@rivco.org))

cc: Scott Bruckner, Senior Management Analyst ([SBruckner@rivco.org](mailto:SBruckner@rivco.org))  
Russell Williams, Environmental / Development Review Division Manager ([ruwillia@rivco.org](mailto:ruwillia@rivco.org))

From: Pamela Nelson, Chair, Sierra Club Santa Margarita Group

Re: **STATEMENT OF OPPOSITION TO THE CURRENT PLAN DESIGN FOR GPA 1202**

### **SUBJECT**

- General Plan Amendment No. 1202 ("GPA 1202" / "Plan")
- Tentative Tract Map TR37254 ("TR37254") / Environmental Assessment EA42839 ("EA42839")
- Applicant: Koll Customer Homes and Owner: Heavenstone, LLC ("Applicant")
- Property APN: 927450002 ("Property")
- Hydrologic Feature: A portion of the Long Valley Wash on the southern edge of the Property ("Creek")
- Relevant Authority: Clean Water Act ("CWA")

### **SUMMARY**

The Planning Commission approved GPA 1202 with the condition that the Applicant plant 75% of the net area in vines and trees. The revised Plan has not been made public, however we understand the Plan will propose four bridges across the wetlands (from Los Nogales Rd.) to provide access to the eight lots. We believe it is unnecessary and, more importantly, environmentally irresponsible to approve this design when other viable options exist. We believe the environment and the community will be better served by having one bridge cross the wetlands with a gated private road providing access to the 8 lots.

### **KEY POINTS**

1. **The Creek is an environmentally sensitive resource worthy of protection for generations.** The San Diego Water Control Board has determined this Creek to be part of the Waters of the United States, a "wetlands" under Section 404 of the Clean Water Act and therefore is federally protected.
2. **The four-bridge design is unnecessary and unwise.** Crossing the wetlands with four bridges vs. one bridge increases the probability of unintended negative environmental damage to the wetlands ecosystem. These negative impacts could happen during construction, vehicle crossings, bridge maintenance or bridge aging and neglect.
3. **Significant alterations to the ecosystem would be necessary.** In order to construct the two western unnecessary bridges, the Creek and road would need to be vertically separated by about 3.5 to 4 feet for a distance of about .75 miles to Anza Rd. because the road bed and Creek bed are the same elevation.

### **1. DISCUSSION: The creek is an environmentally sensitive resource worthy of protection for generations**

This Creek is part of the Long Valley Wash and is consider a tributary to a CWA 303(d) listed water body (e.g., the Santa Margarita River Watershed). As such, the Creek will be classified as an "Environmentally Sensitive Area" according to the *Water Quality Management Plan For The Santa Margarita Region Of Riverside County* (July 2018) (see Attachment C).

Because of the unique aspects of this Creek, the following will be required:

- A *CWA 401 Certification Permit* will be required to conduct any activity, such as the construction or operation of facilities that may result in any discharges to the Creek.
- A *Project-Specific Water Quality Management Plan* (with specific additions related to the Environmentally Sensitive Area classification) to ensure the Creek is protected.

- A *Project-Specific WQMP Operation and Maintenance Plan* to ensure the Creek protection measures are in place in perpetuity.

The Clean Water Act establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. The Creek must be protected from the discharge of pollutants resulting from the development activity related to GPA 1202.

**2. DISCUSSION: The four-bridge design is unnecessary and unwise**

The Applicant has another viable option that would better protect the Creek, namely construct one bridge to connect Los Nogales Rd. to a gated private road on the property. This private road would then provide access to the 8 lots. This design reduces by 75% the possibility of environmental damage to the Creek related to the bridge construction, operation and maintenance.

To further protect the Creek, the Applicant could construct the private road of permeable eco-friendly pavers (e.g., Ackerstone, Turf Block) vs. concrete to reduce storm water run off from the road surfaces. This approach could help minimize the impervious surfaces associated with the private roads (and perhaps driveways) as required by the CWA 401 Certification and Permit.

**3. DISCUSSION: Significant alterations to the ecosystem would be necessary**

For more than 50% of the 1.25-mile length of Los Nogales Rd., the road bed and Creek bed are at the same elevation or level. As one would expect, the flood plain extends north and/or south of the road by as much as 75 feet. This geologic feature presents engineering and environmental challenges when addressing vehicle traffic.

Accordingly there are 3 major options for constructing the two western unnecessary bridges:

- Dredge the Creek to a depth of 3.5 to 4 feet for a distance of about .75 miles to Anza Rd.
- Raise the roadbed by 3.5 to 4 feet for at least .75 miles.
- Construct vertically curved bridges to provide unobstructed passage of water.

None of these options are desirable from an environmental (or aesthetics) point of view, especially considering that other more responsible options exist to get vehicle traffic from Los Nogales Rd. to the Property.

**CONCLUSION**

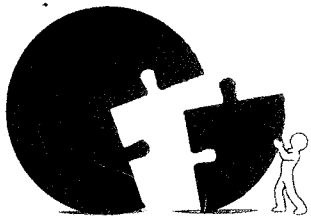
In summary, we ask that Staff work with the Applicant to alter the Plan to better protect the Creek for future generations since it is truly a special resource in our community.

The County has the duty and authority under the *Water Quality Management Plan For The Santa Margarita Region Of Riverside County* (July 2018), the *Riverside County Multiple Species Habitat Conservation Plan (MSHCP)* and other local preserves or mitigation areas to require these protections for the Creek and native species of plants, birds, and animals.

Sincerely,

Pamela Nelson  
Chair,  
Santa Margarita Group/San Gorgonio Chapter/ Sierra Club





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

# RIVERSIDE COUNTY **PLANNING DEPARTMENT**

## Memorandum

**DATE:** January 29, 2019  
**TO:** Board of Supervisors  
**FROM:** Russell Brady, Project Planner  
**RE:** Item 21.1 – RCTC Comments, Architecture Memo, Public Comment

The Riverside County Transportation Commission (RCTC) provided a response, which is attached, based on the response to their comments on the Draft EIR. Staff is proposing a change to the RCTC response included in the Final EIR to state "...is assumed to improve traffic flows..." instead of the current "...will improve traffic flows..." related to the I-15 ELPSE project.

Attached is a memo prepared by the project's architect which provides analysis of the architecture and colors proposed by the project relative to the Terramor project.

Also attached are comments and responses received from the public since completion of the Board of Supervisors Form 11 package.

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



**RIVERSIDE  
COUNTY  
TRANSPORTATION  
COMMISSION**

4080 Lemon Street, 3rd Floor • Riverside, CA  
Mailing Address: P.O. Box 12008 • Riverside, CA 92502-2208  
951.787.7141 • 951.787.7920 • www.rctc.org

January 23, 2019

Riverside County Planning Department  
Attn: Russell Brady  
P.O. Box 1409  
Riverside, CA 92502-1409  
[rbrady@rivco.org](mailto:rbrady@rivco.org)

**Subject: Final Environmental Impact Report (FEIR) for Toscana Village**

Dear Mr. Brady:

The Riverside County Transportation Commission (RCTC) has reviewed the above-referenced document for the Toscana Village Project (Project) and appreciates the opportunity to comment.

As mentioned in the previous comment letter dated July 6, 2018, RCTC hopes to work closely with the County of Riverside to ensure that the proposed Project has no potentially significant environmental impacts or any adverse impact to any RCTC project. RCTC is currently developing a project to add two express lanes in each direction on I-15 from Cajalco Road to SR-74. This project would extend express lanes currently under construction as part of the ongoing I-15 Express Lanes Project about 15 miles south on I-15 through the City of Lake Elsinore and unincorporated portions of Riverside County. This undertaking will likely involve bridge widening, retaining walls, sound walls, storm water runoff treatment services, tie-ins to existing travel lanes, an electronic toll collection system, signage, lighting, and other supporting features that would be determined once project studies are initiated.

Having reviewed the responses to comments and the FEIR, RCTC urges the County of Riverside to consider the following comments upon certification of the FEIR and approval of the project:

1. On page 2-12, Response to Comment C-3, the County acknowledges the future RCTC project, the I-15 Express Lane Project- Southern Extension (I-15 ELPSE), which would add two express lanes in each direction from Cajalco Road to SR-74. However, the I-15 ELPSE was not included in the Traffic Impact Analysis. The response to comments states the following:

“The Project’s traffic impact analysis did not account for this future express lane project that will improve traffic flows which means the analysis presented in the DEIR is more conservative.”

As required by CEQA Guidelines 15130, an EIR shall discuss cumulative impacts of a project when a project’s incremental effect is cumulatively significant. RCTC will be starting the environmental review process for the I-15 ELPSE by mid-2019. A traffic study has not yet been completed. One of the goals of the project is to improve corridor mobility, but the technical evaluation must take place before it can be stated that the I-15 ELPSE will improve traffic flows along the I-15 mainline.

2. RCTC agrees that the cumulative impacts to traffic, particularly to the I-15 mainline, from this project and other reasonable foreseeable projects is significant.

On page 6.02-13 of the FEIR, as part of the cumulative analysis to traffic conditions, an evaluation was conducted with a General Plan Buildout with and without the Project traffic. The results of the evaluation showed that the following freeway segments and ramps will exceed the acceptable LOS:

I-15 Southbound segment north and south of Indian Truck Trail

- I-15 Northbound Segment north of Indian Truck Trail
- I-15 Southbound Indian Truck Trail off-ramp
- I-15 Northbound Indian Truck Trail on-ramp

Further, on page 6.02-22 of the FEIR, the following is stated:

*"Additionally, all state freeways are under the authority of Caltrans. Thus, where traffic increases would affect freeways, there is no mechanism for development project proponents to pay fees or make fair share contributions toward improving mainline freeway lanes. Also, even if there were such a mechanism, there is no way to ensure that such payments would be directed to a specific freeway improvement project. Consequently, there are no feasible mitigation measures for impacts to freeways; impacts would be significant and unavoidable. (GP FEIR, p. 5-13).*

*The County of Riverside does not have jurisdiction over all the freeway improvements that require mitigation. These improvements are under the control of Caltrans. While the Project will*

*be conditioned to make the recommended improvements or contributions to fair share mechanisms to reduce project specific and cumulative impacts, there is no guarantee that Caltrans will allow the improvements to freeways to occur. Furthermore, the precise timing of future development that will occur to reach general plan buildout cannot be determined presently because of the complex nature of land development."*

As a point of clarification, Caltrans has authority for ownership, operations, and maintenance of the California state freeway and highway system. RCTC, as a Regional Transportation Planning Agency, funds and implements delivery of transportation projects within Riverside County, including regional freeway improvements. RCTC develops priorities for the freeway projects in Riverside County and works with Caltrans to deliver these improvements.

Measure A, approved by the voters in 1989, is the half-cent sales that funds transportation projects in Riverside and will be a funding source for transportation until 2039. One of the project commitments for delivery in Measure A is to add one lane in each direction on Interstate 15 from the SR-60 to the San Diego County line. RCTC is working to meet its Measure A commitments.

3. RCTC will be starting environmental studies, including traffic analysis, for the I-15 ELPSE in mid-2019. RCTC will be requesting traffic counts and traffic operations data from the Project for use in the I-15 ELPSE traffic analysis.

RCTC appreciates your consideration of the above comments and looks forward to working with you to improve mobility in the I-15 corridor. If you have any questions or would like to discuss further, please contact Stephanie Blanco at 951.787.7141 or [sblanco@rctc.org](mailto:sblanco@rctc.org).

Sincerely,



Michael Blomquist  
Toll Program Director  
Riverside County Transportation Commission

cc: File

## MEMORANDUM

---

**DATE:** January 9, 2019

**PROJECT:** Toscana Village At Temescal Valley  
Riverside County, CA  
Case Number: CUP03712

**TO:** Russell Brady  
Riverside County Planning

**FROM:** Joe Wicentowich  
Senior Project Manager

**RE:** Proposed Building Colors

---

Mr. Brady –

It has come to my attention that some concern has been raised regarding the building accent colors proposed as part of the Entitlement package that was submitted and approved by the Planning Commission. As I understand, the colors were provided in digital format and presented via display monitors. As such, it should be understood that due to display technology, colors can and will vary and cannot be construed accurate. In order to resolve this issue, we are submitting herein actual paint samples of the proposed paint colors for your review and consideration.

Secondly, as you know, the proposed architectural style for the project is based on traditional Tuscan architecture, which predominantly use earth-tone colors that may include brighter accents. I am submitting herein an exhibit of photos of traditional Tuscan architecture that are good examples of how effective these brighter accents are to enhancing the architecture. We have carried this concept into the architecture of the buildings for this project and in our opinion is appropriate and attractive. Furthermore, we believe these paint colors are compliant with the Condition of Approval comment by the Planning Commission that “the buildings shall coordinate with the colors and materials utilized in the community buildings, monuments, and structures of the Terramor development northeast of the project.” The Terramor colors and materials consist of “earth-tone” paint colors and natural stone veneers which is consistent with the colors and materials that we propose. Please consider the fact that the darkest accent color, which is “Rookwood Terra Cotta” is an “earth tone” color and aesthetically compatible with other lighter “earth-tone” colors.

With regard to the “Red Bay” accent paint color proposed for Building 4, we understand that this color is a dramatic deviation from the “earth-tone” palette, however we request that the red color be approved based on the following points:

- 1) The color is part of the “brand” of the Jack In The Box corporation that is negotiating with the developer as the end-user for Building 4. We have had numerous discussions with the corporation regarding the red color, and they insist that it is essential to their brand. If we were to push back on this, it could possibly jeopardize their commitment and force their withdrawal.

- 2) The red paint color accent wall only occurs in a small portion of the south wall of the Building 4, which is at the very south edge of the property and visible only from I-15 Freeway. It will not be immediately noticeable from 95% of any pedestrian or vehicle vantage point within the site.
- 3) For identical reasons stated in 2) above, the red accent band around the storefront is essential to the brand for the Building 4 end user. While this band is technically visible from within the site, as I previously stated the building is in the back south edge of the site, so it is not immediately noticeable. We do not have a sample of the band color and material as it is proprietary to the Corporation, however we can request a sample if required. Secondly, we believe the accent band, as part of the company's brand, is conceptually no different than the blue accent band color proposed for Building 3, which is part of the AM/PM brand. We are not aware that the blue accent color was deemed to be objectionable.

Thus, based on the information above, we respectfully request approval of the proposed color palette for this project by Riverside County Planning.

Thank you

Joe Wicentowich

## **Rob Mucha Comments regarding EIR no 552, Toscana Village at Temescal Valley**

### **Accumulated Impact of Approved Serrano Warehousing Project *not* Considered**

The fact that the approved Serrano Commerce Center was not taken into consideration, including traffic flow and ramp impacts, is a flaw in the process that must be fully addressed and mitigated prior to its approval.

Serrano Commerce Center - RESOLUTION#2010-130 FINAL CONDITIONS OF APPROVAL ORDINANCE # 348.4709 ENVIRONMENTAL IMPACT REPORT #492 FOR SPECIFIC PLAN #353, adopted by the Board of Supervisors September 28, 2010 (and recently renewed) outlines the benefits of the massive 489 acre Serrano Commerce Center, necessary traffic flow changes, and impacts to Indian Truck Trail. Some of the highlights pertinent to the Toscana Village project include:

- Expected benefits to the County in newly generated 6.6M square feet of light industrial, 172,750 square feet of Commercial Retail, and 1,786 new jobs (summarized pages 96 and 99).
- Massive rerouting of Temescal Canyon Road traffic flow thru a newly built six lane artery directly leading to the Toscana Village area (summarized pages 97 and 98).
- Expected significant impact to the Indian Truck trail area (summarized top of page 101, more detailed at 10 General Conditions, 10.Trans.1).

The Toscana Village Project is also considered a large project as shown by the numerous approvals required – a stand-alone EIR, a General Plan Amendment, a change of zone and a conditional use permit (CUP). This project fails to adequately contemplate cumulative impacts, cumulative long-term impacts that this project will create, without full mitigation. It does so by failing to address the cumulative impacts to and from the Serrano Specific Plan (SP 353), which is approved in the County's Current General Plan. Because this project requires a General Plan Amendment, it is incumbent on this project to fully address all cumulative long-term impacts, for all projects currently in the County's General Plan. This includes Traffic, Drainage, Air Quality, Water Quality, Greenhouse gas emissions, Fire hazard/Hazmat, Urban Interface issues, Wildlife Corridors, Endangered Species issues (including the County's own Multi Species Habitat Conservation Plan ((MSHCP))). This project EIR fails to adequately address all of these issues, in part by not adequately addressing and mitigating Cumulative long-term impacts as required under the California Environmental Quality Act (CEQA).

The Serrano Commerce Center is a very large and important project to the future of Temescal Valley and North West Riverside County. It will bring significant new revenue and jobs to an area that is in dire need of both. Serrano is considered a high impact project that requires the widening of Temescal Canyon Road to three lanes each way heading directly into the Toscana Village area as Indian Truck Trail would be the nearest freeway ramp south of the massive Serrano development. Without fully mitigating Toscana Village to account for Serrano it in effect builds an immediate south bottleneck to Serrano, which could ultimately cause challenges to Serrano being built.

The goal of the Temescal Canyon Area Plan is to have a moving artery on the east side of the I15. Temescal Canyon Road should be planned to six lanes to Indian Truck Trail to help reduce the likelihood of significant impact there, but further study must be completed to ensure that this second additional high impact project will not bring the area to a standstill once Serrano is implemented. Furthermore, Indian Truck Trail ramps were deemed significantly impacted by each standalone project; the likely effects of both combined have not been studied and is a major concern to me. Comments that the Serrano Commerce Center may already be accounted for in the Toscana Village growth numbers have no mathematical basis.

Because the accumulated impacts have yet to be studied, I ask that the project be Continued (delayed) to exhaust Administrative Remedies to ensure that this project is adequately vetted and fully mitigated.

### **Off-Ramps Significantly Impacted by Toscana Village Alone**

The Toscana Village Traffic Impact Analysis states that the Indian Truck Trail off ramps are already performing at or near capacity at PM peak hours (LOS D and LOS E) and that on ramp infrastructure will significantly be impacted by the Toscana Village project if changes are not made to the on ramp infrastructure, bumping categories up two levels to LOS D and LOS E in some cases. Between LOS C and D is the County target for the Temescal Canyon Plan (CalTrans target as well).

I'm open to more services in the area at some point, but am concerned of the Applicant's approach of putting in so many high-volume car trip type businesses in the area next to freeway ramps that are operating at near capacity. The applicant has stated that overall traffic experience will be lessened as new service require less overall driving but the studies don't show that and most services proposed are already available across the street (discussed later). The majority of peak hour drivers are commuters.

Given the likely significant challenges to this area already anticipated with the Serrano project, and also possibly as a result of Fastrak expansion impact, I'd prefer a less potentially impactful Light Industrial project (as it is currently zoned) until a more reasonable approach is presented by the Applicant and the effects of Serrano and Fastrak are considered in the traffic studies.

### **Potential Inadequate Queuing Distance on Indian Truck Trail**

There is very little queuing distance for those making a left turn on Indian Truck Trail onto Temescal Canyon Road which is likely the route taken for the large majority of customers to this project. Indian Truck Trail needs to have steady throughput as it is the closest freeway onramp/off-ramp area for all of Horesethief Canyon, Sycamore Creek, and Terramor residents. It is also a possible entrance and exit location to possible Fastrak expansion (discussed later).

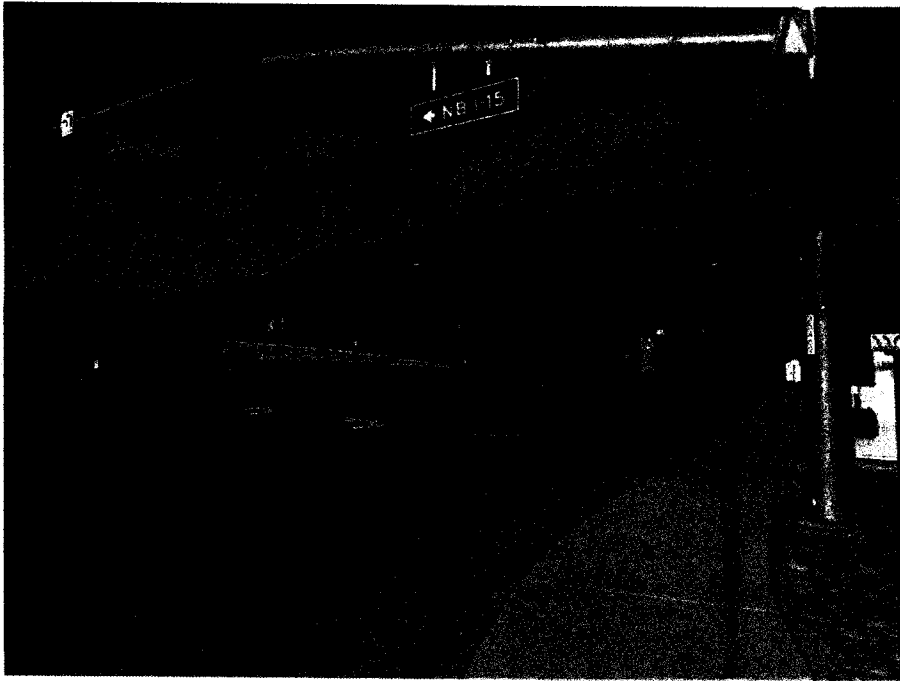
Rail Road Canyon in Lake Elsinore is an example of an area where there is not enough queuing space between the freeway ramps and the "service road" next to the freeway. This picture was taken on a typical weekday mid-day at Railroad Canyon. Because Railroad Truck traffic kept running the red light and blocking the off ramp exit, it took three lights to make a right turn from the rightmost lane onto Indian Truck Trail from the I15 north off-ramp. It took more than three lights for persons trying to make a right turn from the middle lane and left from the leftmost lane.



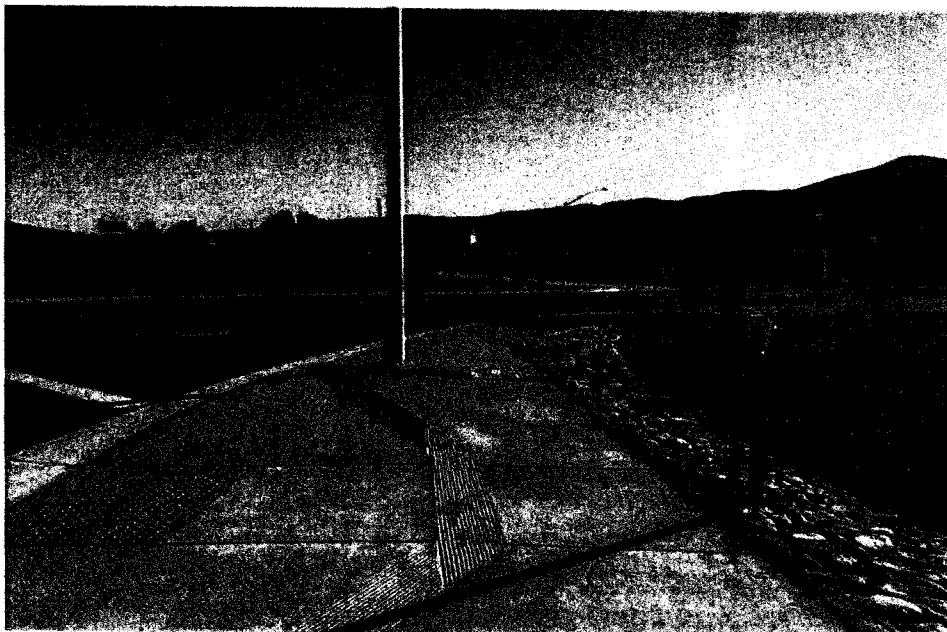


This back up at Railroad Canyon is a common situation throughout the day, even on weekends, with the backup happening often on both sides of Rail Road Canyon. On a recent weekend trip it also took three lights to be able to make a left from the service road to get back onto Railroad Canyon to try to get back onto the freeway.

The next photos are of the Indian Truck Trail freeway area, which is right next to the proposed project. As you can see, there is also very little queuing space available for left turns onto Temescal Canyon Road. In fact, Railroad Canyon and Indian Truck Trail have similar queuing distances. The north side of Indian Truck Trail is approximately 57 paces from crosswalk limit line to on ramp limit line and Railroad Canyon is approximately 51 paces.



The next photo is a reverse angle showing the lack of left turn queuing space and also that there isn't much queue space on Indian Truck Trail to get back to the North onramp.



If this left turn off Indian Truck trail backs up to the ramp area, it would negatively impact I15 on and off-ramps in a devastating way that does not occur today with very limited options to resolve. Preventing this sort of backup is in both the best interest of the Applicant and the County. Although the freeway ramps fall under the literal purview of Caltrans, it is important that the County not view impact from a silo'd perspective as may have been done in the past.

TCAP 11.3 - Evaluate proposed projects located adjacent to the right-of-way of any of the existing Interstate 15 interchanges for additional interchange improvements.

I'm concerned that the number of car trips to this project via Indian Truck Trail may not be conservative enough to prevent a Railroad Canyon like backup. Apparently the traffic engineer used standard percentages to determine that 75% of all project customers will approach the project from South on Temescal Canyon Road, but from personal observation of traffic flows in the area I am concerned that number is not conservative enough.

It is not clear to me what percentage of cars they assume will get to Temescal Canyon Road via Indian Truck Trail at peak hours and what they believe Indian Truck trail capacity is before impacting those exiting 15 north or south. I would like to see a more detailed modeling of what is expected at that left turn at peak time periods before this project is approved.

Also, light synchronization was discussed as a method to possibly reduce the likelihood of these left turns from queuing up excessively on Indian Truck Trail at peak hours, but it is not clear to me how that would work without excessively slowing down those heading north/south on Temescal Canyon road, or those trying to make a left turn off Temescal Canyon Road onto Indian Truck trail to get to the freeway.

Before approval, I request a more thorough study of the Temescal Canyon Road Indian Truck trail intersection to help ensure that original estimates are conservative and there is ample room for queuing on Indian Truck.

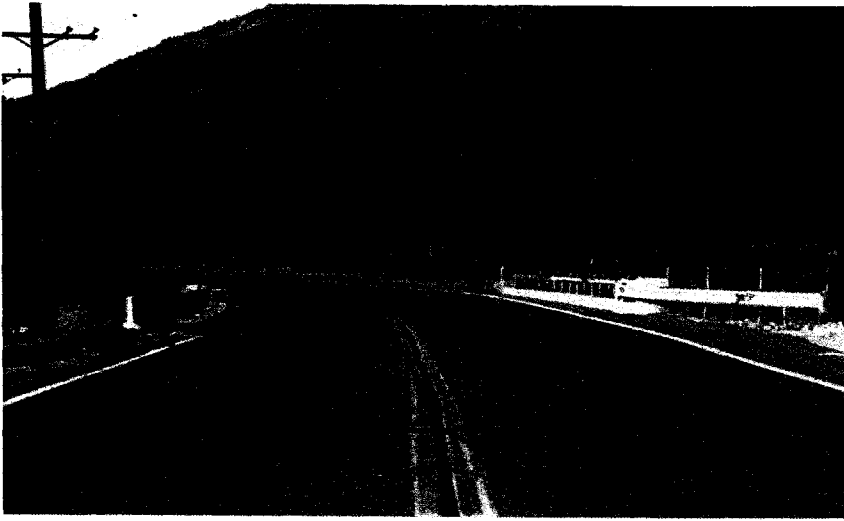
#### **Preventing Potentially Dangerous U-Turns on Temescal Canyon Road**

If there is not ample queue space on Indian Truck Trail for left turns onto Temescal Canyon Road, or if the left lanes back up, some drivers will inevitably make a right turn onto Temescal Canyon heading south and attempt a U turn somewhere along the windy, high speed Temescal Canyon road. Bypassing turn queues and making U turns is already an issue within Temescal Valley because of onramps backing up. The Weirick/Knabe intersection is one example where these bypassing U turns are both dangerous and frustrating.

Temescal Canyon Road south of Indian Truck Trail has a lot of slow-stopping large truck traffic. People making illegal U-turns in the area would significantly increase the danger of fatalities in that area. The next photo is of Temescal Canyon Road facing south from Indian Truck Trail.



The next photo shows the limited viewing area from the reverse angle.



As you can see, there isn't a safe U-turn area for an extended period of time but it is a likely occurrence as a result of this project. If the project is moved forward I would ask the County consider a condition of approval for the implementation of a U-turn lane not in close proximity to Indian Truck Trail and a hard median from Indian Truck to that U turn lane to help reduce the possibility of fatal accidents.

#### **Slower Traffic Flow on Temescal Canyon Road**

In many areas of Temescal Valley the 15 freeway and Temescal Canyon Road are the only North arteries, and Temescal Canyon Road is often gridlocked when there is an issue on the 15 freeway, preventing parents from getting their kids to school and emergency vehicles from getting to areas in a timely manner.

Even without taking the Serrano project into consideration, the addition of three synchronized lights in such a small area on Temescal Canyon Road just south of the two Toscana lights – against community request -- and a synchronized Indian Truck trail light will certainly slow throughput through this area. The proximity of the lights to each other would be similar distances to those near the Dos Lagos center in Corona and that area doesn't flow well at all. The flow may still meet County approved service levels (again, without accounting for Serrano increases), but it will certainly slow traffic through that corridor compared to what it is today. Again, I request additional modeling on synchronization impact as it seems that synchronization on both Indian Truck and Temescal Canyon Road would seem to slow one down at the expense of the other.

Taking Serrano into consideration, having so many lights just south of the Serrano project is counter to intended approach of having a more flowing Temescal Canyon Road just south of Serrano, and may cause gridlock throughout the Serrano area and beyond. Again, this needs to be further studied to determine the best approach for the long-term viability of the area.

#### **Fastrak Construction Impact and Traffic Flow Impact**

There hasn't been any Fastrak project implementation or traffic flow consideration to this project to date. It is important to consider how the two I15 Fastrak expansion projects will likely impact the Indian Truck Trail and Temescal Canyon Road prior to approval, especially when considering a project that would bump freeway ramp service levels up two categories to D and E. Changing zones and allowing such a high volume approach doesn't provide for the type of natural growth expected.

There has been a large public outcry over how Fastrak development and its aftermath over the last five years in the Corona area as a result of the most recent 91 Fastrak expansion, and I feel it's important to the County to try to anticipate any such challenges so that the project goes in much more seamlessly.

There are two projects underway regarding Fastrak expansion that both could impact this area, the one that is currently underway that extends the Fastrak to Cajalco (three offramps to the North), and a future one that will take it from Cajalco to Central. According to Anne Mayer (Executive Director RCTC) "bottlenecks do not go away, they get moved farther out." Our experience with the 91 Fastrak being implemented to the Ontario on ramp was that the morning commute bottleneck got moved farther south from East Corona to North Temescal Valley, and significantly increased Ontario ramp traffic. This next 91 expansion currently underway from Ontario to Cajalco would more likely move the morning commute bottleneck farther south, possibly exacerbating the already challenged Indian Truck area.

The latter project would likely have a Fastrak entrance/exit lane at Indian Truck Trail (or the ramps before or after) that would further impact Indian Truck Trail queuing and Temescal Canyon Road flow in the project area. The second phase would also have a direct impact on the Indian Truck Trail area as the Temescal Canyon Road, Indian Truck Trail, and Lake off-ramps are being worked on. There is no immediate start for the second phase of the project but from a planning perspective it needs to be considered.

This project shouldn't be approved until more coordination with RCTC has occurred, and if the project is ultimately approved, I'd like to request a conditional approval be placed such that it not be constructed until completion of the first phase of Fastrak expansion (to Cajalco) has been completed, and that it not occur simultaneously with future Fastrak modification to the Indian Truck Trail or Temescal Canyon Road off-ramps.

**Services Already Available in Immediate Area**

The large majority of services planned in this project are already available in the large Vons Center across the way. In large part, this project is a duplication of what is already at the Vons Center but on a more high volume car-trip approach. The Vons Center currently contains the following businesses:

Vons with pharmacy, US bank, deli, Starbucks kiosk, and 6 pump (12 spot) gas station

- |                          |                             |                     |
|--------------------------|-----------------------------|---------------------|
| Starbucks (separate one) | Premium Medical Care Clinic | Tae Kwan Do         |
| CVS with Pharmacy        | Ever Last Foot Therapy      | Kick Boxing Fitness |
| Wells Fargo Bank         | Sycamore Creek Dental       | Everything Postal   |
| El Sol Mexican Food      | Vet Hospital                | Dry Cleaners        |
| T's Tavern Sports Grill  | Fantastic Sam's Haircutting | Smoke Shop          |
| Pizza Hut                | Charisma Beauty Salon       |                     |
| Subway Sandwiches        | True Touch Nails and Spa    |                     |