



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 2017

Cahuilla Band of Indians  
Anthony Madrigal  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37294, EA43021)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 8, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294, and PLOT PLAN NO. 26249 – EA43021 – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units per acre) and Rural: Rural Residential (R:RR) – Location: Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westerly of Briggs Road. – 12.6 Gross Acres – Zoning: Rural Residential (R-R) –**

**REQUEST:** The **Change of Zone** proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 12.6 acres into 48 residential lots with a minimum lot size of 5,000 square feet. The tract map will also include one (1) water quality basin, and four (4) open space lots. In addition, a **Plot Plan** proposes the elevations and floorplans for Tract Map No. 37294 – APNs: 480-100-009, 480-100-025 and 480-100-076.

Sincerely,

PLANNING DEPARTMENT

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

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

**Heather Thomson, Archaeologist**

**Email CC: Dionne Harris, Dharris@rivco.org**

**Attachment: Project Vicinity Map and Project Aerial**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 2017

Colorado River Indian Tribes (CRIT)  
David Harper, Director  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37294, EA43021)**

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PLANNING DEPARTMENT

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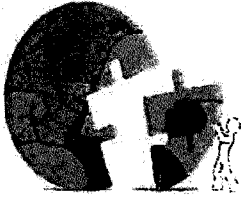
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**Heather Thomson, Archaeologist**

**Email CC: Dionne Harris, Dharris@rivco.org**

**Attachment: Project Vicinity Map and Project Aerial**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37294, EA43021)**

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**Heather Thomson, Archaeologist**

**Email CC: Dionne Harris, Dharris@rivco.org**

**Attachment: Project Vicinity Map and Project Aerial**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37294, EA43021)**

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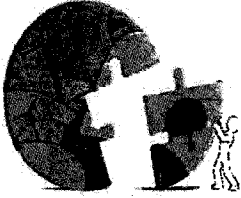
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37294, EA43021)**

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**Heather Thomson, Archaeologist**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 2017

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

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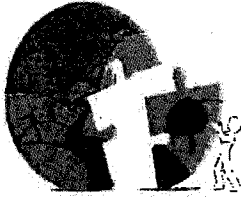
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 2017

Rincon Band of Luiseño Indians  
Vincent Whipple  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37294, EA43021)**

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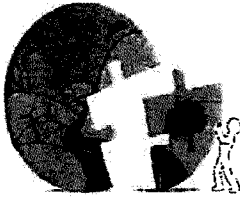
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 2017

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

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TR37294



**Legend**

- City Boundaries
- Cities
- roadanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

**Notes**

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

REPORT PRINTED ON... 5/9/2017 1:27:28 PM

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



*Charissa Leach*  
Assistant TIRMA Director

October 16, 2017

Quechan Indian Nation  
Mike Jackson, Sr., Chairperson  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26346, PM37398)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by November 15, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [tsierra@rivco.org](mailto:tsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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**Project Description:**

**PLOT PLAN NO. 26346 and TENTATIVE PARCEL MAP NO. 37398 - EA: 43062 - Applicant/representative: AVA Property Investments LLC. - Engineer/Rep.: Proactive Engineering West, Inc. - Third Supervisorial District - Cherry Valley Zoning District - The Pass Area Plan - Community Commercial; Commercial Retail (CD; CR) - Location: North of I-10, south of Cherry Valley Boulevard, east of Roberts Road and east of Roberts Street - 4.29 acres - Zoning: Specific Plan No. 213 (Winchester Properties)**

**REQUEST: A Plot Plan for a commercial and retail center comprised of a grocery store of 31,900 square feet, a retail store of 10,000 square feet, a tire shop of 7,500 square feet, a drive through restaurant at 3,000 square feet and a car wash at 4,300 square feet. The Tentative Parcel Map is a Schedule "E" subdivision of two parcels totaling 10.97 acres into five commercial lots with a minimum lot size of 0.66 acres. - APNs: 920-120-034 and 920-120-035 - Concurrent Cases: N/A**

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P.O. Box 1409, Riverside, California 92502-1409  
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Palm Desert, California 92211  
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Sincerely,

PLANNING DEPARTMENT

A handwritten signature in cursive script that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Dionne Harris, [dharris@rivco.org](mailto:dharris@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



**PECHANGA TRIBAL HISTORIC PRESERVATION OFFICE**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 770-6300 • Fax (951) 506-9491

October 23, 2017

Tribal Historic Preservation  
Officer:  
Gary P. DuBois, JD, MSW

THPO Historian:  
Lisa Woodward, Ph.D.

Advisory Review Board:  
Neal Ibanez  
Bridgett Barcello  
Darlene Miranda  
Evie Gerber  
Andrew Masiel, Sr.  
Richard B. Scarce  
Robert Villalobos

**VIA E-MAIL and USPS**

Heather Thomson, Archaeologist  
Planning Department  
County of Riverside  
PO Box 1409  
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR PP  
26346 [PM 37398; APNs 920-120-034 and 920-120-035]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 Re PP 26346  
October 23, 2017  
Page 2

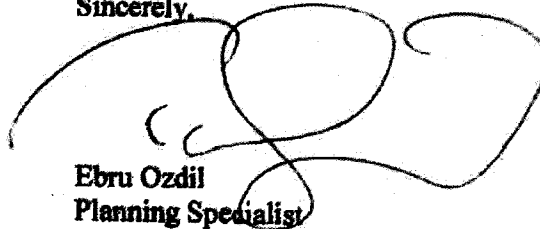
Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at [cozdil@pechanga-nsn.gov](mailto:cozdil@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ebru Ozdil', written over a large, loopy scribble.

Ebru Ozdil  
Planning Specialist

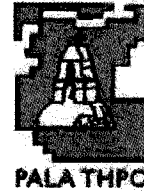
Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians  
Post Office Box 2183 • Temecula, CA 92592*

*Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need*

**PALA TRIBAL HISTORIC  
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road  
Pala, CA 92059  
760-891-3510 Office | 760-742-3189 Fax



October 26, 2017

Heather Thomson  
Riverside County Planning Dept.  
4080 Lemon St.  
Riverside, CA 92502

Re: AB-52 Consultation; PP26346, PM37398

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. At this point we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at [sgaughen@palatribe.com](mailto:sgaughen@palatribe.com).

Sincerely,

Shasta C. Gaughen, PhD  
Tribal Historic Preservation Officer  
Pala Band of Mission Indians



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

C207937

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Newland Homes LLC

Contact Person: Andrea Arcilla E-Mail: Andrea@epdsolutions.com

Mailing Address: 2030 Main Street Suite 1200  
Irvine Street CA 92614  
City State ZIP

Daytime Phone No: ( 949 ) 278-5413 Fax No: (      )

Engineer/Representative Name: Proactive Engineering

Contact Person: Glenn Budd E-Mail: GlennBudd@proactiveengineering.com

Mailing Address: 200 South Main Street, Suite 300  
Corona Street CA 92882  
City State ZIP

Daytime Phone No: ( 951 ) 280-3300 Fax No: (      )

Property Owner Name: Richard Family Trust

Contact Person: Edward Richard E-Mail: \_\_\_\_\_

Mailing Address: 38260 Via Taffia  
Street

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



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

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

**Memorandum**

**4.1**

**DATE:** March 20, 2019  
**TO:** Riverside County Planning Commission  
**FROM:** Dionne Harris, Project Planner  
**RE:** **March 20, 2019 Planning Commission Agenda Item 4.1 – Change of Zone No. 7937 and Tentative Tract Map No. 37294.**

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Staff recommends Agenda Item 4.1, Change of Zone No. 7937 and Tentative Tract Map No. 37294, be continued to the April 3, 2019 Planning Commission Hearing. Issues have been brought to the Planning Department since the printing and noticing of the project to the public. Staff and the applicant are preparing responses, in order for all concerns to be addressed.

Thank you.

Attached are letters prior to the March 20, 2019 Planning Commission:

March 13, 2019 letter from Cecelia Webster

March 14, 2019 letter from Cecelia Webster

March 17, 2019 letter from Cecelia Webster

**Attachments:**  
Letters/Exhibits from Cecelia Webster

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



March 13, 2019

Dionne Harris, M.Arch  
Urban Regional Planner II  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
Riverside CA 92501

Re: EA 43021 and related documents in the file concerning water wells, groundwater and hydrology

Dear Ms. Harris,

Thank you for EA 43021 and related documents, which is due to be considered by the Riverside County Planning Commission in Public Hearing on March 20, 2019. I present here my review of those documents and earlier key material in the file confined to water wells, groundwater and hydrology, which describe how EA 43021 fails to support a Mitigated Negative Declaration, contrary to Applicants' request in the Hearing Agenda. I urge the Commission to consider the errors, pertinent omissions and misleading representations, enumerated below, since they cover key areas in which the Initial Study is defective - key areas where this project, as proposed, WILL have a significant adverse environmental impact - and to deny the application for a Mitigated Negative Declaration.

**1. Applicant has failed to follow simple guidance on requirements for Project approvals from the Riverside County Planning Department, communicated on July 26, 2017. Most glaring are listed CONDITIONS OF APPROVAL that Applicant has failed to comply with:**

**1A:** The FLOOD comments on Page 7 describe how the "stormwater runoff from".... "approximately 20 acres" flows into the project from the west. Yet EA 43021 cites a Drainage Report that fails to correctly identify the boundaries of this western watershed - instead analyzing drainage from only a portion of the true western watershed, and OMITTING drainage from parts of 4 multi-acre parcels south of Los Alamos Road (southwest of the project site) that contribute to flooding on properties north of Los Alamos Road. This material error is grounds for rejecting the Mitigated Negative Declaration.

**1B:** The HEALTH comments on Page 2 list a requirement to "properly locate and plot locations of all existing wells and onsite wastewater treatment systems for this project". Applicant declares in Tentative Tract Map No. 37294 before the Commission that "no existing water wells are located on-site or within sphere of influence" (Note 21) and "no known existing wells are on the property, or within 200 feet of property boundary" (Note 29). These are FALSE STATEMENTS, which if accepted by the County, threaten groundwater quality in the Murrieta/Temecula Groundwater Basin, in violation of State law - because there are multiple existing active and abandoned wells, and septic systems, on and neighboring the project site. Many of these wells are plainly visible from public roads; the most recent wells in the County can be

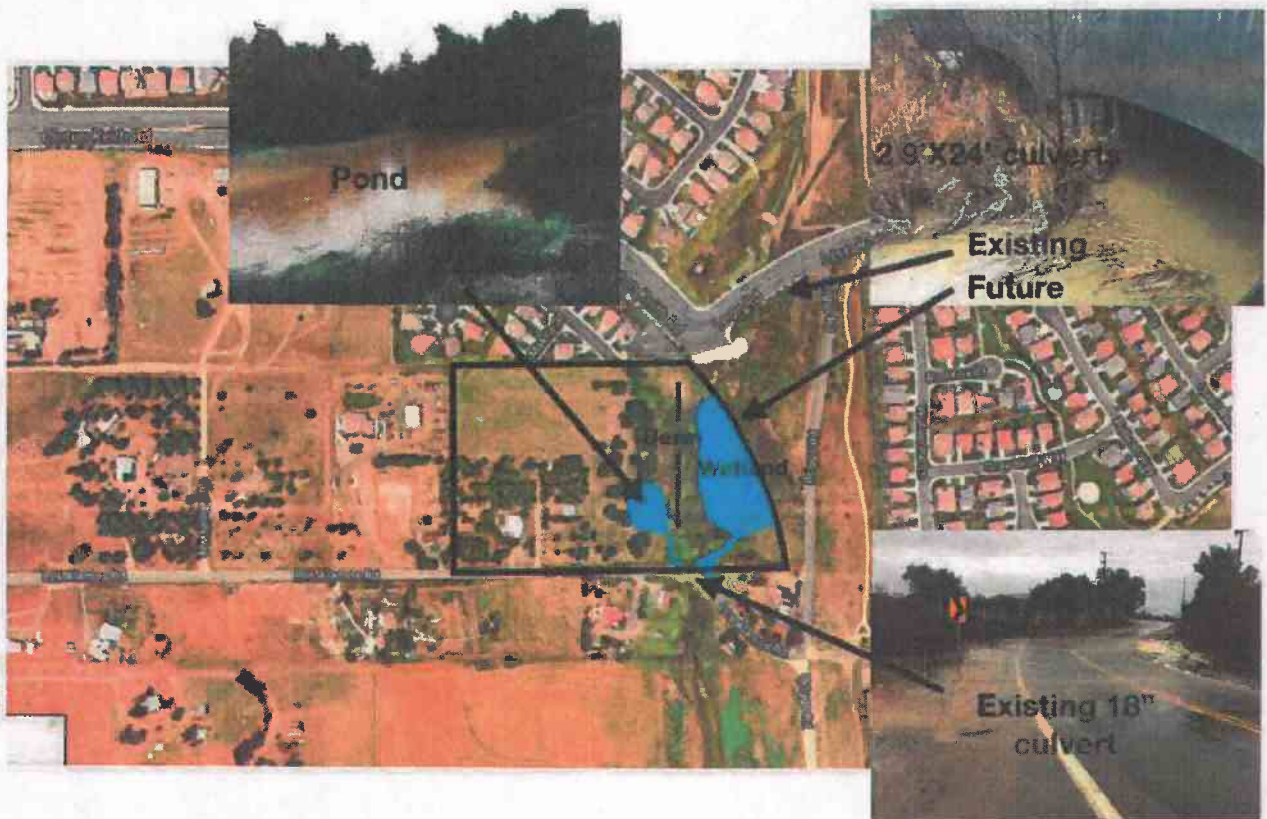
EA 43021

identified on the County-maintained website. Therefore, the Planning Commission needs to support the County's responsibility to comply with State law by rejecting the proposed Mitigated Negative Declaration.

**2. The failure by the Applicant to address the Condition of Approval concerning existing water wells and septic tanks, described above in 1B, is compounded by unjustified judgments made in EA 43021 that the project will have a "Less than Significant Impact" on water quality (25g, page 40).** In fact, California's Water Laws clearly explain how wells must be constructed, abandoned etc. by exacting standards executed only by specially licensed professionals for the express purpose of minimizing degradation of groundwater quality - and so, the inexcusably false representations made by the Applicant regarding wells and septic systems are, in and of themselves, a substantial threat to groundwater quality. This consideration justifies rejecting the proposed Mitigated Negative Declaration.

**3. The Indemnification Agreement (see item 5 on Page 2 of the July 26, 2017 letter, referenced above, in item 1) improperly delegates the County's responsibility for management/oversight of wells in the County - since such delegation improperly protects the government at the expense of the governed, and institutionalizes a financial incentive to violate State Law.** The basic issue is that the County has the *permanent duty* to protect valuable groundwater resources by recognizing misdemeanors such as failure to abandon water wells according to the State's legal standards. The County needs to *demonstrably require* continued protection of public groundwater resources comprising the Murrieta/Temecula Groundwater Basin that hundreds of thousands of residents in the 3rd Supervisorial District benefit from. The County cannot pass on this responsibility to the perpetrator via an indemnity, since this abuse of discretion would necessitate the remedy of an appeal to the Water Board for the Board to assume direct management of well resources in the threatened area, presumably funded by fees the County collects for this purpose. I look forward to the Commission's and County Counsel's judgement on this matter, particularly since this threat is also relevant to wells on recently acquired public lands in our neighborhood, administered by RCTLMA and RCA.

**4. On page 3 of EA 43021 Applicants fail to identify a single environmental impact in the sphere of Hydrology/Water Quality that "would be potentially affected by this Project, involving at least one impact that is a potentially significant impact or less than significant with mitigation incorporated". This is an unjustified failure, made possible through a foundation of omitted hydrological features,** evident by critical review of the Applicant's defective submission that: "The site consists of relatively flat and gently sloping terrain with some hummocky mounds in the southeast portion of the site. In addition, the site contains one drainage feature that flows from north to south across the easternmost portion of the site" (EA 43021, page 2). In fact there are several drainage features that control movement of stormwater across and out of the project site - features that should have been described and considered in the Initial Study, including those identified in the following figure (discussed in text 4A through 4D):



4A. Missing from the Initial Study, but evident in Flood Control Topo Maps and plainly visible from surrounding roads, exists a significant detention basin south of the eastern-most line of olive trees (labeled "Pond"), which detains water from approximately 30 acres of watershed (i.e. the historic agricultural and current residential portions of the project site plus the 20 acres of watershed draining onto the project that are misunderstood by Applicant in point 1A, above).

4B. Missing from the Initial Study, but plainly visible from surrounding roads, is a substantial earthwork that runs north to south (labeled "berm"); the most substantial portion of the berm is evident in Flood Control Topo maps, to the east of the pond. The berm works in concert with the pond to, first, steer all stormwater collected from the aforementioned 30 acre watershed southward towards Los Alamos Road via a narrow channel (converging with creek water at the 18 inch culvert under Los Alamos Road under non-flooding conditions) and, second, by separating this stormwater from the Warm Springs Creek tributary and wetlands east of the berm.

4C. The Initial Study fails to recognize that Los Alamos Road at the SE corner of the project serves to detain stormwater on the project site, since the culvert is grossly undersized relative to creek flow even during and after average rainfall events, creating a significant detention basin north of Los Alamos Road, which frequently extends across the roadbed (see figure above; hence the "subject to flooding" roadway sign next to the project site).

EA 43021

4D. The applicant proposes to encroach on the floodplain of the creek at the eastern end of the project with housing tracts and a detention basin, but fails to describe how these proposed elements will displace a significant existing detention basin, identified in the figure above (“Wetland”), and thereby unreasonably avoids acknowledging obvious environmental impacts, notably increasing flooding downstream at Los Alamos Road and beyond.

These multiple omissions constitute non-compliance with CEQA, regarding the Initial Study’s determination of the nature and degree of impacts in the sphere of hydrological/water quality, and should be considered as grounds for rejecting the proposed Mitigated Negative Declaration.

5. On page 40 of EA 43021, in checklist 25e) Applicants certify that the proposed project will have a less than significant impact by placing housing “within a ... flood hazard delineation map”.

Consideration of the RCFCWCD - Public Flood Hazard Determination map for the project shows that approximately 20% of the project’s proposed housing units, parts of proposed Streets A and C and the proposed new detention basin are all placed in a flood hazard area:



The Initial Study *fails to describe the flood hazard and what structures are proposed to be placed in the flood hazard area* shown on the RCFCWCD - Public Flood Hazard Determination map. The Initial Study should have clearly addressed this material issue, hence the Applicant's determination under 25d on Page 40 is defective. Therefore, the application for Mitigated Negative Declaration should be rejected.

6. The Initial Study is further defective because it fails to acknowledge how the flood hazard identified by RCFCWCD (see previous section 5) has increased since 2006, due to urban development on most of the upstream watershed, which covers hundreds of acres. For example, the US Geological Survey Fact Sheet 076-03 ("Effects of Urban Development on Floods") describes how "roads and buildings in flood-prone areas are exposed to increased flood hazard, including inundation and erosion, as new development continues", and "floodplain managers need new peak streamflow data to update flood frequency analyses and flood maps in areas with recent urbanization".

7. The initial study fails to describe and consider the near-surface groundwater on the site, as documented by the California Geological Survey in the following figure (2018 seismic hazard zone report for the Murrieta Quadrangle, Plate 1.2, showing depth to groundwater (contours, in feet) and groundwater measurement locations (dots)):



7A. These California Geological Survey data show that the flood hazard zone identified by RCFCWCD in section 5 (above) is especially vulnerable to flash flooding, because very little rain falling on the site and/or the upstream watershed is required to severely diminish percolation before a severely increased proportion of rainfall in the watershed must pass across the project site, *exacerbating the flooding hazard*.

7B. Despite severe drought conditions during the past several years, the historically high *groundwater levels in the area (including the project site) have increased* (i.e. groundwater closer to the ground surface) due to two powerful, development-driven hydrological inputs - both from the two watersheds comprising several square miles, which converge above and below the ground surface at the confluence of the two RCFCWCD hazard zones shown in Section 5 (above), and which have been almost entirely covered with urban tracts since 2006. First, greatly accelerated transport of rainfall towards the projects and environs, due to a decrease in entry of rainfall in the urbanized upstream watershed. Second, input of imported EMWD water into the Murrieta/Temecula Groundwater Basin throughout the two upstream watersheds from irrigation using EMWD water reclaimed from urban sewage, and from irrigation using EMWD's drinking-quality water applied by individual homeowners.

The presence of wells in and around the project site represent an obvious avenue for a licensed water well contractor to obtain critical information on groundwater levels that should be part of any environmental study of the proposed project, prior to any approval by the County.

Sincerely yours,

Cecelia Webster  
30255 Los Alamos Road  
Murrieta CA 92563

March 14, 2019

Ms. Dionne Harris, M. Arch  
Urban Regional Planner II  
County of Riverside Department of Planning  
4080 Lemon Street, 12th Floor  
Riverside CA

Re: EA 43201 (TR 37294)

Dear Ms. Harris,

I submit the following comments concerning EA 43201 (TR 37294) for review by your Department and by the Riverside County Planning Commission, which is scheduled to review EA 43201 at Public Hearing on March 20, 2019.

**Applicant avers that “the project is consistent with the MSHCP and its Reserve Assembly goals” (EA 43201, 7. Biological Resources, pages 15-17). This conclusion is not supported by the evidence; it is based on inaccurate information, mis-leading statements, and Applicant’s mis-understanding of the MSHCP Reserve Assembly process.**

**The following reasons presented in EA 43201 for finding the project consistent with MSHCP and its Reserve Assembly are defective:**

1. The Applicant states, *“The project site is on the easterly edge of Cell Group Z, whereas the conservation goals call for conservation on the westerly side” (first bullet, page 17 EA 43201).* This is a false statement of MSHCP Plan goals which, in fact are stated as “Conservation within this Cell Group will range from 75%-85% of the Cell Group *focusing* in the western portion of the Cell Group”. ***The MSHCP Plan does not exempt Eastern portions of Cell Group Z from MSHCP acquisition.*** The Applicant’s misleadingly false representation of the MSHCP Plan goals should not be accepted by the Planning Commission, because it represent a foundational defect in the application for Mitigated Negative Declaration.
2. The Applicant states, *“The project site is disturbed, lacks habitat—other than a riparian/riverine area that would be preserved as part of the project—and is mostly surrounded by developed permanent improvements and residences” (second bullet, page 17 EA 43201).* This argument fails to account for the ability of agricultural land to be restored once farming ceases (e.g., JPR #16-04-20-01 page 2), which is why RCA is able to effectively proceed towards its conservation goals, by acquiring agricultural and rural residential land (such as the 36.57 acres just south of the project, acquired by RCA on June 7, 2018 - see figure and further discussion below).



3. EA 43201 and all supporting documents in the file placed before the Riverside County Planning Commission fail to even mention:

A. the extensive RCA holdings just south of the project (including and on either side of the parcel marked "RCA" in the figure above);

B. that County Transportation owns a 2 acre parcel between the project and RCA sites (labeled TLMA on Figure), acquired as noise mitigation for Clinton Keith Road;

C. that the eastern side of the project is part of the same watercourse and wetland on these two unmentioned contiguous properties (TLMA and RCA), feeding into French Valley Creek (aka, Constrained Linkage 18 wildlife corridor, to the east).

The Applicant's failure to describe land use and geographical elements south of the project renders EA 43201 incomplete, and therefore inadequate for approval of the proposed Mitigated Negative Declaration by the Commission.

Furthermore, Applicant's failure to present accurate information on existing MSHCP conservation lands (freely available on the RCA website), renders unfounded their proclamations such as: *"The project site lacks a physical connection to an existing MSHCP conservation area"* (third bullet, page 17 EA 43201).



4. The Applicant states, *"The project site would not contribute or further impede the conservation goals for Cell Group Z, or cause fragmentation issues"* (fourth bullet, page 17 EA 43201). To the contrary, the site would make a positive contribution toward MSHCP goals through connectivity, as noted above. Furthermore, a contribution for conservation from the project site would unquestionably help the RCA progress towards goals for Cell Group Z (75%-85% conservation). Exemption of this project from MSHCP necessarily impedes RCA's conservation goals. The MSHCP Consistence Analysis discusses, at length, how difficult it is to meet these goals. Applicant's solution is not to try; they propose to not give even 1 square foot of wetland to the MSHCP.

Meeting the Reserve Assembly goal in Cell Group Z may not be possible, but this is not a rationale for exempting this project from MSHCP participation. Rather, as the Wildlife Services wrote in their comments, *"It seems therefore that the entire project area should come into conservation"* (see letter from the Wildlife Services re JPR # 17-10-02-01, dated March 5, 2018, page 2, shown on page 5 of this document, where I highlight key text).

5. The Applicant states, *"Conservation goals could still be met in the Area Plan and/or between Area Plans within a single Rough Analysis Unit depending on future assembly of conservation area or subject to a Minor Amendment or Criteria Refinement to conservation criteria"* (sixth bullet, page 17 EA 43201). Reliance on some future adjustment to conservation criteria is inappropriate. The Wildlife Services specifically *".. request(ed) that either a Criteria Refinement for Cell Group Z be completed or the mechanism for adjusting Proposed Core 2 and or Cell Group Z be identified and implemented prior to project approval"* (see Wildlife Services letter's second page, shown on page 5 of this document, where I highlight key text).

The Wildlife Services *"disagree with the RCA's conclusion that the proposed Project development is consistent with MSHCP Reserve Assembly requirements"* (see letter from Wildlife Services, included as pages 4-5 of this document). I am concerned that the Wildlife Services review of this project is in opposition to RCA's approval, and that their concerns and requests have gone unresolved and unanswered; they should be addressed in EA 43201. Ignoring the Wildlife Services could jeopardize MSHCP status as an approved conservation plan that meets state and federal standards.

**The above considerations describe how EA 43201 is defective and therefore does NOT comply with CEQA. The Project is NOT CONSISTENT with MSHCP. The Application for a Mitigated Negative Declaration is not supported by the evidence and should be denied.**

Sincerely yours,

Cecelia Webster  
30255 Los Alamos Road  
Murrieta CA 92563

EA 43201



U.S. Fish and Wildlife Service  
Palm Springs Fish and Wildlife Office  
777 East Tahquitz Canyon Way, Suite 208  
Palm Springs, California 92262  
760-322-2070  
FAX 760-322-4648



California Department of Fish and Wildlife  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, California 91764  
909-484-0167  
FAX 909-481-2945

In Reply Refer To:  
FWS/CDFW-WRIV-18B0131-18CPA0154

March 5, 2018  
*Sent by email*

Mr. Ken Baez  
Planning Department  
County of Riverside  
P.O. Box 1409  
Riverside, California 92502-1409

Attn: Don Copeland

Subject: Western Riverside County MSHCP Joint Project Review #17-10-02-01 (County of  
Riverside HANS 2367 / PAR 1542 / TR 37294)

Dear Mr. Baez:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), hereafter referred to jointly as the Wildlife Agencies, have reviewed Joint Project Review (JPR) #17-10-02-01 for the County of Riverside HANS 2367/TR 37294 (Project), which we received from the County on February 17, 2017. The JPR was prepared to evaluate the Project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Wildlife Agencies are providing the following comments as they relate to the Project's consistency with MSHCP Sections 3.3.15 and 3.2.3 (Description and Area Plan Criteria of the MSHCP Conservation Area).

The proposed Project is located in the northwestern corner of Los Alamos Road and Briggs Road within the unincorporated French Valley area of MSHCP Proposed Core 2 and the vicinity of Proposed Constrained Linkage 18 in the County of Riverside. The overall project site is 12.6 acres in size, and would consist of 48 residential lots, four open space lots, internal roadways, drainage facilities, a detention/bio-retention basin, and a 30-inch storm drain and basin outlet. The development will result in a total of 10.6 acres of permanent impacts, and will avoid 0.56-acres of an ephemeral drainage located on the eastern boundary of the Project site. The Clinton Keith Road Extension Phase II Project will permanently affect 0.28 acres of the on-site drainage. A deed restriction will be placed over the remaining 0.28 acres by the Project.

The Project is located in the French Valley/Lower Sedco Hills sub-unit of the Southwest Area Plan in MSHCP Criteria Cell 5570 of Cell Group Z. There is a small, avoided section of the Project in the western portion of Cell 5572, an independent cell. The MSHCP calls for conservation of 75-85 percent of Cell Group Z focusing on the western portion of the Cell Group. Conservation within Cell Group Z contributes to Proposed Core 2.

The Western Riverside County Regional Conservation Authority's (RCA) Reserve Assembly Analysis states:

"Using the mid-range (80%), approximately 768 acres are described for conservation within this approximately 960-acre Cell Group. To date, 397.36 acres have been developed or are approved for development in this Cell, covered road acreage is 40.38 acres, and 335 acres have been conserved to date in this Cell Group. The proposed development acreage is 10.6 acres, leaving

Mr. Ken Baez (FWS/CDFW-WRIV-18B0131-18CPA0154)

176.66 acres of undeveloped and unconserved acres available for conservation. In addition to the 335 acres of existing conservation within Cell Group Z, there are only 511.66 acres of conservation available [sic], or 53% of the Cell Group, making it unable to attain its Reserve Assembly commitment.”

The RCA’s JPR Reserve Assembly Analysis shows that – due to existing and already approved developments – the conservation acreage described for Cell Group Z can no longer be achieved. The Plan describes 75 to 85 percent conservation for Cell Group Z, which is equivalent to 720 – 816 acres in the Cell Group. However, only 524.26 acres remain undeveloped and available for conservation in the Cell Group at present, leaving a shortfall of 195.74 – 291.74 acres needed to achieve Reserve Assembly, but unavailable. The above analysis indicates that the Reserve Assembly requirements in Cell Group Z will not be achieved even if the remaining undeveloped area is conserved. It seems therefore that the entire project area should come into conservation. (Note we are not sure the single-family 5-acre lots should have been counted in the already developed area.)

When the conservation described by the Plan cannot be achieved in a particular area, the MSHCP allows a Permittee to propose a Criteria Refinement to make up the shortfall in conserved habitat acres by conserving those acres elsewhere in the Plan Area. The shortage of acres available for conservation in Cell Group Z highlights the need to complete a Criteria Refinement for this Cell Group. The JPR analysis states adjustments to Proposed Core 2 and or Cell Group Z will need to be made by the RCA and concludes the development of the Project site would not impede reserve assembly because it is not connected to existing conservation.

We disagree with the RCA’s conclusion that the proposed Project development is consistent with MSHCP Reserve Assembly requirements. The Regional Map included in the JPR packet does not show a barrier to connectivity between the existing conservation and the proposed Project site. We are also unclear how the RCA proposes to adjust Proposed Core 2 and or Cell Group Z. We request that either a Criteria Refinement for Cell Group Z be completed or the mechanism for adjusting Proposed Core 2 and or Cell Group Z be identified and implemented prior to project approval. We would like to meet with the RCA and the County to discuss the Project and Reserve Assembly

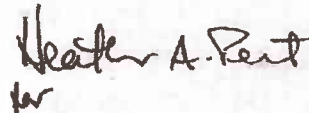
We appreciate the opportunity to comment on this JPR. To schedule a meeting or if you have questions about this letter, please contact Karin Cleary-Rose of the Service at 760-322-2070, extension 206, or Heather Pert of the Department at 858-395-9692.

Sincerely,

KARIN  
CLEARY-ROSE

Digitally signed by KARIN  
CLEARY-ROSE  
Date: 2018.03.05 18:13:44  
-08'00'

for  
Kennon A. Corey  
Assistant Field Supervisor  
U.S. Fish and Wildlife Service



Leslie MacNair  
Regional Manager  
California Department of Fish and Wildlife

cc:  
Charles Landry, Regional Conservation Authority

Comments on EA 43201 re Cumulative Impacts

Ms. Dionne Harris, M. Arch  
Urban Regional Planner II  
County of Riverside Department of Planning  
4080 Lemon Street, 12th Floor  
Riverside CA

March 17, 2019

Re: EA 43201 (TR 37294)

Dear Ms. Harris,

I submit the following comments on defects in EA 43201 (TR 37294) concerning Mandatory Findings of Significance, for review by your Department and by the Riverside County Planning Commission, which is scheduled to review EA 43201 at Public Hearing on March 20, 2019.

CEQA requires Applicants to determine under point 52 of Mandatory Findings of Significance. **“Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?**

Applicants claim “less than significant impact” (EA 43201, page 75-76). This judgment is unfounded because EA 43201 fails to adequately address the cumulative impacts of past projects (Horton, Spencer’s Crossing and additional up-stream development) and probable future projects (Clinton Keith Road extension from Leon Road to HS-79) on flooding and public safety. Development on neighboring parcels in a single watershed has the obvious potential for cumulative impacts on hydrology including flooding dangers, since changes in drainage patterns in each parcel have consequences downstream in the watershed. This requires critical analysis in this project because:

- A. The project site receives stormwater from an ~1600 acre watershed (over 2.5 square miles). Approximately half of this watershed (over 800 acres) has been developed as residential housing (MDR), beginning in 2005.
- B. Environmental review commissioned by The County in 2013 addressed the increased drainage flows onto the EA 43201 project site, since it is right next to the proposed extension of Clinton Keith Road (south of Leon Road); the Addendum to Supplemental EIR 398 states that **“water flows have increased from upstream development”** (page 5 of July 2013 habitat assessment prepared for Clinton Keith

Comments on EA 43201 re Cumulative Impacts

Road Extension Project, approved by the Board of Supervisors June 2, 2015, in file 03-28part20.pdf).

- C. On the 17th of January, 1993 (prior to any urbanization of the watershed described in A, above) *a resident of the project site for EA 43201 (30400 Los Alamos Road) was found drowned just downstream from the project site*, in the detention basin south of Los Alamos Road, west of Briggs Road and just north of the confluence of the project's creek with French Valley Creek. (See attached Certificate of Death).
- D. *Flooding of the site of death in C, above, has increased since 2005 due to upstream development, and the project proposed in EA 43201 will further exacerbate the lethal danger by increasing flooding in the flood hazard zone.*
- E. While Riverside County Flood control has responded to the 1993 SW Riverside County flood disaster to mitigate the flood hazard in Temecula, by joining with Federal authorities in impressive flood control projects, *Flood Control's activities in the watershed relevant to the EA 43201 project site have only made flooding on the project site and our neighborhood worse. The Initial Study defers, to some future time, how Flood Control will improve its mitigation performance on this project to achieve "less than significant" impacts on flooding of the EA 43201 project site and downstream (claimed in Mandatory Findings of Significance item 53 , page 77). In light of Flood Control's failure to mitigate dangerous flooding impacts of its various projects upstream on the project site and my neighborhood, mitigations for flooding hazards associated with the project should be identified prior to adoption of a Mitigated Negative Declaration.*
- F. The increased physical threat that flooding poses to property (mostly vehicles) and life is combined with the fact that ever *higher numbers of Riverside County residents drive across submerged roadways just south of the EA 43201 project, representing an additional cumulative impact.*
- G. *Applicants fail to consider the cumulative impact that the increased water on the EA 43201 project site has on vegetative growth in the wetland, which has been explosive in the recent past (during a drought throughout California), will likely continue with vigor, and will cause increased depths of flood water on the site, and increased flooding further downstream.* Flood waters will be displaced by living and dead vegetation, and by mineral particles in accumulating soil - particles from air and water trapped in the vegetative growth. This displacement serves to reduce the amount of water held in the floodplain, causing an increase in flooding on either side of the creek-bed and downstream as plant growth continues each year. Vegetation and accumulating associated silt in the project site's floodplain will also impede site drainage via the culvert on Los Alamos Road, causing increased flooding across the public road. *The culvert draining the project site at Los Alamos Road, is not*

Comments on EA 43201 re Cumulative Impacts

***designed to meet the requirements for passing 100-year peak flows and its design makes no accommodation for expected sediment and organic debris transport blocking the drainage; there is no consideration of this condition which contributes to the flooding hazard at Los Alamos Road and points south.***

The failure to address cumulative impacts and known severe hazards to the public is a significant deficiency, necessitating rejection of the Mitigated Negative Declaration.

Sincerely,

Cecelia Webster  
30255 Los Alamos Road  
Murrieta, CA 92563

Comments on EA 43201 re Cumulative Impacts

STATE OF CALIFORNIA CERTIFICATION OF VITAL RECORD									
COUNTY OF RIVERSIDE RIVERSIDE, CALIFORNIA									
CERTIFICATE OF DEATH					39333000630				
STATE FILE NUMBER		1A. NAME OF DECEDENT—Print (or type)		1B. MIDDLE	1C. LAST (FAM.)	2A. DATE OF DEATH—MO., DAY, YR., 24 HRS., 1130		2. SEX	
		Robert Lawrence			Pitchford	FD: January 17, 1993		1130 M	
DECEDENT PERSONAL DATA	4. RACE	5. SEX—M or F	6. DATE OF BIRTH—MO., DAY, YR.		7. YEARS	8. MONTHS	9. DAYS	10. REGISTERED	
	Black	Male	October 15, 1926		66				
	11. STATE OF BIRTH	12. CITIZEN OF WHAT COUNTRY	10A. FULL NAME OF FATHER		10B. STATE OF BIRTH	11A. FULL MARRIAGE NAME OF MOTHER		11B. STATE OF BIRTH	
MS	U.S.A.	James Pitchford		MS	Mattie Herman		MS		
13. MILITARY SERVICE		14. MARITAL STATUS		15. NAME OF SURVIVING SPOUSE OF DECEASED, ENTER MARRIAGE NAME					
		Married		Lucille Holquin					
16A. USUAL OCCUPATION		16B. USUAL EMPLOYER		16C. USUAL EMPLOYER		16D. YEARS IN OCCUPATION		17. EDUCATION—YEARS COMPLETED	
Dispatcher		Education		Los Angeles Unified School District		10		14	
USUAL RESIDENCE	18A. RESIDENCE—STREET AND NUMBER OR LOCATION		18B. CITY		18C. ZIP CODE				
	30400 Los Alamos Rd.		Murrieta		92563				
PLACE OF DEATH	19A. PLACE OF DEATH		19B. IF HOSPITAL, STREET OR NO. ST., BR/OP, DCA		19C. COUNTY		20. NAME, RELATIONSHIP, MARITAL STATUS AND ZIP CODE OF HUSBAND		
	Open Field		Riverside		Riverside		Lucille Pitchford - Wife 30400 Los Alamos Rd. Murrieta, CA 92563		
CAUSE OF DEATH	21. DEATH CAUSED BY (ENTER ONE OF A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)		22. STREET ADDRESS—STREET AND NUMBER OR LOCATION		22B. CITY		23. WAS DEATH REPORTED TO CORONER?		
	IMMEDIATE CAUSE (A) Drowning		36131 Briggs Rd		Murrieta		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 23A. WAS DEATH REPORTED TO CORONER? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 23B. WAS AUTOPSY PERFORMED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 23C. WAS IT USED IN DETERMINING CAUSE OF DEATH? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 23D. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 21 OR 25? IF YES, LET TYPE OF OPERATION AND DATE. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	DUE TO (B)		INFORMATIONAL		INFORMATIONAL		24. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 21 None		
	DUE TO (C)		NOT A VALID DOCUMENT TO ESTABLISH IDENTITY		NOT A VALID DOCUMENT TO ESTABLISH IDENTITY		25. CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. 26. SIGNATURE AND OFFICE OF DECEASED'S PHYSICIAN 27A. DECEDENT ATTENDED SINCE DECEASED LAST BEEN ALIVE (MONTH, DAY, YEAR) 27B. TYPE ATTENDING PHYSICIAN'S NAME AND ADDRESS 27C. CERTIFICATE LICENSE NUMBER 27D. DATE ISSUED		
CORONER'S USE ONLY	28. MANNER OF DEATH—Specify one: natural, sudden, homicide, pending investigation or could not be determined		29. PLACE OF BURIAL		30B. DATE OF BURIAL		31. HOUR		31. HOUR
	Accident		Open Field		1-17-1993		1-16-1993		Unknown
FUNERAL DIRECTOR AND LOCAL REGISTRAR	32. LOCATION (STREET AND NUMBER OR LOCATION AND CITY)		33A. PLACE OF FINAL DISPOSITION—NAME AND ADDRESS		33B. LICENSE NO., DAY, YEAR		33C. LICENSE NO., DAY, YEAR		33D. LICENSE NO., DAY, YEAR
	36131 Briggs Rd., Murrieta		Forest Lawn Memorial Park 21300 Via Verde, Covina, CA		1-25-1993		1-25-1993		7255
STATE REGISTRAR	34A. NAME OF FUNERAL DIRECTOR (OR PERSON ACTING AS SUCH)		34B. LICENSE NO., DAY, YEAR		34C. LICENSE NO., DAY, YEAR		34D. LICENSE NO., DAY, YEAR		34E. LICENSE NO., DAY, YEAR
	Forest Lawn Mortuary-Covina		F-1150						JAN 25 1993
STATE REGISTRAR		A		B		C		D	
								43201	

CERTIFIED COPY OF VITAL RECORD  
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Assessor-County Clerk-Recorder.

OCT 05 2018

DATE ISSUED

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the Assessor-County Clerk-Recorder.

ANY ALTERATION OR ERASURE VOID THIS CERTIFICATE



034799903

Peter Alderson

PETER ALDERSON  
ASSESSOR-COUNTY CLERK-RECORDER  
RIVERSIDE COUNTY, CALIFORNIA



**APPLICATION FOR CHANGE OF ZONE**

Murrieta  
City

CA  
State

92563  
ZIP

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**


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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

John Olsen  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

Edward A. Richard, As Trustee of the Richard Family Trust  
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 480-100-009-9, 480-100-075-5 and 480-100-076 (Portion of)

Approximate Gross Acreage: 12.6 Acres

General location (nearby or cross streets): North of Los Alamos Rd, South of \_\_\_\_\_



**APPLICATION FOR CHANGE OF ZONE**

Murrieta  
City

CA  
State

92563  
ZIP

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

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John Olsen

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Edward A. Richard, As Trustee of the Richard Family Trust

PRINTED NAME OF PROPERTY OWNER(S)

*Edward A. Richard, Trustee*  
SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 480-100-009-9, 480-100-075-5 and 480-176-076-6

Approximate Gross Acreage: 12.6 Acres

General location (nearby or cross streets): North of Los Alamos Rd, South of

**APPLICATION FOR CHANGE OF ZONE**

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De Caron St \_\_\_\_\_, East of Suzi Reid Wy \_\_\_\_\_, West of Briggs Rd \_\_\_\_\_

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Planned zone change from RR (Rural Residential) to R-4 Planned Residential, Article VIII d

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Related cases filed in conjunction with this request:

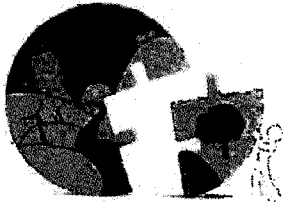
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**This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx  
Created: 07/06/2015 Revised: 05/17/2016



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

*TR 37294*

MINOR CHANGE

Original Case No. \_\_\_\_\_

REVISED MAP

Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Newland Homes

Contact Person: Bryan Avilla

E-Mail: bavilla@newlanddev.com

Mailing Address: 3121 Michelson Drive, Suite 110

Irvine

Street

CA

92612

City

State

ZIP

Daytime Phone No: (949) 344-2705

Fax No: ( )

Engineer/Representative Name: Proactive Engineering

Contact Person: Glenn Budd

E-Mail: gbudd@proactiveengineering.net

Mailing Address: 200 S. Main Street, Suite 300

Corona

Street

CA

92882

City

State

ZIP

Daytime Phone No: (951) 280-3300

Fax No: (951) 280-0279

Property Owner Name: Richard Family Trust

Contact Person: Edward Richard

E-Mail: \_\_\_\_\_

Mailing Address: 38260 Via Taffia

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Marrieta CA 92513  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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Edward Richard (Trustee)  
PRINTED NAME OF PROPERTY OWNER(S)

Edward Richard Trustee  
SIGNATURE OF PROPERTY OWNER(S)

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

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

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

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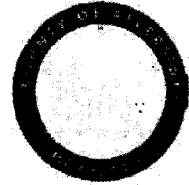
**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 480-100-009, 480-100-075 and 480-100-076 (Portion of)

Approximate Gross Acreage: 12.60



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



**Juan C. Perez**

Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement Department

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**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Newland Homes hereafter "Applicant" and Richard Family Trust + John Olsen "Property Owner".

Description of application/permit use:

Tentative Tract Map / Major Plot Plan / Change of Zone Applications

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If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 06/07/16

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Los Alamos Road, South of De Caron Street, East of Briggs, West of N/A

**SUBDIVISION PROPOSAL:**

Map Schedule: A Minimum Developable Lot Size: 5,0000  
Number of existing lots: 1 Number of proposed developable lots: 48  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 5 Subdivision Density: 3.8 dwelling units per acre.

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

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

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide signed copy(ies): Biological and Geotechnical

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

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

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

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

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

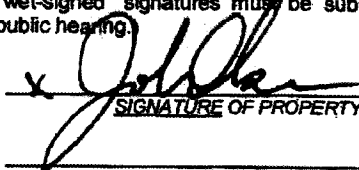
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John Olsen

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 480-100-009, 480-100-075 and 480-100-076 (Portion of)

Approximate Gross Acreage: 12.6



- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 480-100-009 and 480-100-075

Property Location or Address:  
30400 Los Alamos Rd. Murrieta, CA 92563

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Edward Richard Phone No.: \_\_\_\_\_

Firm Name: Trustee Email: \_\_\_\_\_

Address: 38260 Via Taffia  
Murrieta Ca 92563


**3. APPLICANT INFORMATION:**

Applicant Name: Bryan Avilla Phone No.: (949) 344-2705


Firm Name: Newland Homes Email: bavilla@newlanddev.com

Address (if different from property owner)  
3121 Michelson Drive, Suite 110  
Irvine, CA 92612

**4. SIGNATURES:**

Signature of Applicant:  Date: \_\_\_\_\_

Print Name and Title: Bryan Avilla

Signature of Property Owner:  Date: 4/10/17

Print Name and Title: Edward Richard, Trustee of the Richard Family Trust

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#:	_____
Set #:	_____ Application Date: _____

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
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**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): A portion of 480-100-076

Property Location or Address:  
30400 Los Alamos Rd. Murrieta, CA 92563

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: John Olsen Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 30180 Los Alamos Road  
Murrieta Ca 92563

**3. APPLICANT INFORMATION:**

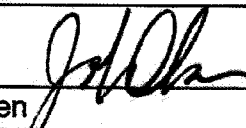
Applicant Name: Bryan Avilla Phone No.: (949) 344-2705

Firm Name: Newland Homes Email: bavilla@newlanddev.com

Address (if different from property owner)  
3121 Michelson Drive, Suite 110  
Irvine, CA 92612

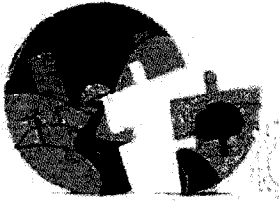
**4. SIGNATURES:**

Signature of Applicant:  Date: \_\_\_\_\_  
Print Name and Title: Bryan Avilla

Signature of Property Owner:  Date: 4/10/17  
Print Name and Title: John Olsen

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	_____
Set #: _____	Application Date: _____



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT    Original Case No. PP 26249

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Newland Homes LLC

Contact Person: Andrea Arcilla/ Bryan Avilla                      E-Mail: Andrea@epdsolutions.com

Mailing Address: 2030 Main Street Suite 1200  
Irvine                      CA                      92614  
*City*                      *State*                      *ZIP*

Daytime Phone No: (949) 278-5413                      Fax No: ( )

Engineer/Representative Name: Proactive Engineering

Contact Person: Glenn Budd                      E-Mail: GlennBudd@proactiveengineering.net

Mailing Address: 200 South Market Street  
Corona                      CA                      92882  
*City*                      *State*                      *ZIP*

Daytime Phone No: (949) 855-3675                      Fax No: ( )

Property Owner Name: Richard Family Trust

Contact Person: Edward A. Richard                      E-Mail:

Mailing Address: 38260 Via Taffia  
Murrieta                      CA                      92563  
*City*                      *State*                      *ZIP*

Daytime Phone No: ( )                      Fax No: ( )

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Edward A. Richard, Richard Family Trust  
PRINTED NAME OF PROPERTY OWNER(S)      *Edward A. Richard, Trustee*  
SIGNATURE OF PROPERTY OWNER(S)

John Olsen  
PRINTED NAME OF PROPERTY OWNER(S)      \_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 480-100-009 and 480-100-075 , 480-100-076

Approximate Gross Acreage: 12.6 acres

General location (nearby or cross streets): North of Los Alamos Rd, South of De Caron St, East of Suzi Reid Wy, West of Briggs Rd

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

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

Edward A. Richard, Richard Family Trust  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

John Olsen  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

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**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 480-100-009 and 480-100-075

Approximate Gross Acreage: 12.6 acres

General location (nearby or cross streets): North of Los Alamos Rd, South of De Caron St, East of Suzi Reid Wy, West of Briggs Rd

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Proposed subdivision and development of 48 single-family home lots and extension of De Caron Street

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

Number of existing lots: 3

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1970	15'	1	Single Family Home	<input checked="" type="checkbox"/>	
2	1000	15'	1	Barn	<input checked="" type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	2000 - 3500	35	2	48 single family homes
2				
3				
4				
5				
6				
7				
8				
9				
10				

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

Tentative Tract Map, Change of Zoning

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

If yes, provide Application No(s). PP21909 Model Home Complex Plot Plan  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) n/a EIR No. (if applicable): n/a

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

If yes, indicate the type of report(s) and provide a signed copy(ies): Geotechnical Study

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

Is this an application for a development permit? Yes  No

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

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

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

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

Name of Applicant: Newland Homes LLC

Address: 3121 Michelson Drive, Suite 110 Irvine, CA 92612

Phone number: 949-344-2705

Address of site (street name and number if available, and ZIP Code): 30400 and 30444 Los Alamos Rd

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 480-100-076, 480-100-009-6 and 480-100-075-5

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: 3/29/17

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

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

Owner/Authorized Agent (1) [Signature] c/o Newland Homes Date 4/24/17

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

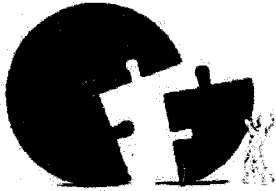


## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

6-13-18

Property Owner(s) Signature(s) and Date

John Olsen, an unmarried man

PRINTED NAME of Property Owner(s)

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

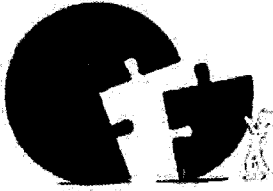
- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

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

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

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

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

*Edward A. Richard*

6-11-18

Property Owner(s) Signature(s) and Date

Edward A. Richard, as Trustee of the Richard Family Trust dated May 9, 1990  
PRINTED NAME of Property Owner(s)

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

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

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"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

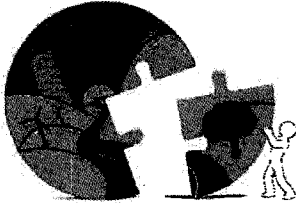
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

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

38886 El Cerrito Road  
Palm Desert, California 92211

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

**Change of Zone No. 7934. Tentative Tract Map No. 37294, Plot Plan 26249 (EA43021)**

*Project Title/Case Numbers*

Dionne Harris  
*County Contact Person*

951-955-6836  
*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Andrea Arcilla - EPD Solutions Inc.

2030 Main St., Ste. 1200, Irvine, CA 92614

*Project Applicant*

*Address*

Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westery of Briggs Road

*Project Location*

The Change of Zone No. 7937 is a proposal to amend the zoning classification for the subject property from Rural Residential (R-R) to Planned Residential (R-4). Tentative Tract Map No. 37294 is a proposal for a Schedule "A" subdivision to divide a 12.5 gross acre area into 48 single-family residential parcels and include one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The proposed parcels range in size from 5,017 to 7,998 square feet. Plot Plan No. 26249 is a proposal for final site development with elevations and floorplans on 1-48 lots for the Tentative Tract Map No. 37294.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 03/06/2018 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

03/20/19  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA43021 ZCFG6391

**FOR COUNTY CLERK'S USE ONLY**

**INVOICE (INV-00067375)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Khurana Family LLC  
7201 Miracle Mile  
Riverside, Ca 92506

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00067375	02/13/2019	02/13/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06336	0453 - CF&W Trust EIR	\$2,354.75
333 La Cadena Dr Riverside,		<b>SUB TOTAL</b>
		\$2,354.75

**TOTAL** **\$2,354.75**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294 and PLOT PLAN NO. 26249 – Intent to Adopt a Mitigated Negative Declaration – EA43021 – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 – 5 dwelling units per acre) – Rural: Rural Residential (R-RR) – Location: Northerly of Los Alamos Road, southerly of De Caron Street, easterly of Suzi Reid Way, and westerly of Briggs Road – 12.5 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: The Change of Zone No. 7937 is a proposal to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The Tentative Tract Map No. 37294 is a proposal for a Schedule "A" subdivision of 12.5 gross acre area into 48 single-family residential lots, ranging in size from 5,017 to 7,998 sq. ft., and also includes one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The Plot Plan No. 26249 is a proposal for a development plan with elevations and floorplans on 1-48 lots for the Tentative Tract Map No. 37294.**

**TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.**  
**DATE OF HEARING: MARCH 20, 2019**  
**PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER**  
**BOARD CHAMBERS, 1ST FLOOR**  
**4080 LEMON STREET, RIVERSIDE, CA 92501**

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
Attn: Dionne Harris  
P.O. Box 1409, Riverside, CA 92502-1409



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 08, 2018,

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

APN (s) or case numbers CZ07937 / TR37294 for

Company or Individual's Name RCIT - GIS

Distance buffered 600'

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

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

TITLE: GIS Analyst

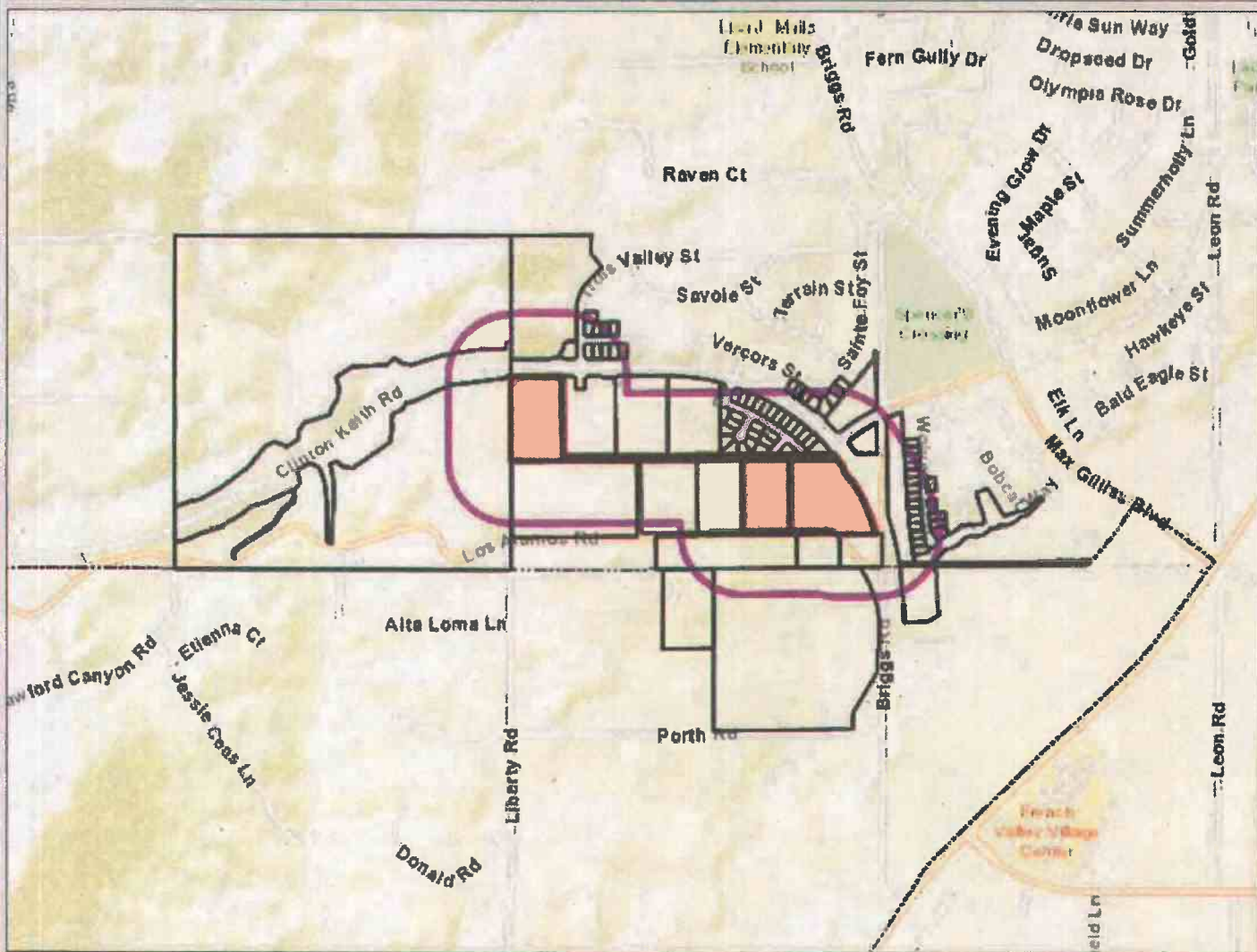
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS Mailing Labels

CZ07937 TR37294 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 11/8/2018 10:19:25 AM

© Riverside County RCIT

480151004  
JUAN RAMON AGUILAR  
RENA L AGUILAR  
30354 DE CARON ST  
MURRIETA CA. 92563

480151005  
CYNTHIA D FAULK  
30366 DE CARON ST  
MURRIETA CA. 92563

480151003  
MICHAEL J RUANE  
SALENA M MOSES RUANE  
30342 DE CARON ST  
MURRIETA CA. 92563

480151006  
DONNA NAUPOTO  
30378 DE CARON ST  
MURRIETA CA. 92563

480150007  
RON D EISENHOUR  
JOCELYN R EISENHOUR  
30427 VERCORS ST  
MURRIETA CA. 92563

480152013  
CARL A MIRARCHI  
DENYSIA MICHELLE MIRARCHI  
35775 CHALET CT  
MURRIETA CA. 92563

480152012  
SHELDON J WEISEL  
RUTH M WEISEL  
5335 CALATRANA DR  
WOODLAND HILLS CA 91364

480151001  
MARC SALLOUM  
8261 DARSY DR  
HUNTINGTON BEACH CA 92647

480512007  
EDWIN MENJIVAR  
HEATHER BARRINGER  
35839 WOLVERINE LN  
MURRIETA CA. 92563

480512008  
MICHAEL L WILLIAMS  
MAILE T WILLIAMS  
35849 WOLVERINE LN  
MURRIETA CA. 92563

480151008  
EVERIS E WALLACE  
MIYUKI WALLACE  
30402 DE CARON ST  
MURRIETA CA. 92563

480152015  
COUNTRY ROADS MAINTENANCE CORP  
C/O C/O KEYSTONE PACIFIC PROP MGMNT  
41593 WINCHESTER STE 113  
TEMECULA CA 92590

480150005  
GLEN E BARRETT  
CHRISTINA M GALLARDO BARRETT  
35760 SAINTE FOY ST  
MURRIETA CA. 92563

480150003  
MICHAEL G PEREZ  
WHITNEY A PEREZ  
35736 SAINTE FOY ST  
MURRIETA CA. 92563

480110017  
DANE GERALD  
ERIC MARASCO  
30073 TROIS VALLEY ST  
MURRIETA CA 92563

480151002  
LAWERENCE A AGI  
30330 DE CARON ST  
MURRIETA CA. 92563

480150010  
OLIVER LAVARIAS CABUGAO  
30391 VERCORS ST  
MURRIETA CA. 92563

480150008  
DUMAR ALLEN BARLOW  
AYA H BARLOW  
30415 VERCORS ST  
MURRIETA CA. 92563

480150006  
KEVIN G TINSLEY  
35772 SAINTE FOY ST  
MURRIETA CA. 92563

480523006  
MARY PAPICH  
35949 WOLVERINE LN  
MURRIETA CA. 92563

480150009  
ROLANDO F BERNABE  
RAQUEL BERNABE  
JACQUELYN B BERNABE

480150004  
ROSALEE SALIBA  
35748 SAINTE FOY ST  
MURRIETA CA. 92563

19934 GRIDLEY RD  
CERRITOS CA 90703

480152014  
ERIC C KIM  
ALBERTINA MARTINEZ  
30297 DE CARON ST  
MURRIETA CA. 92563

480523009  
BRIAN T KELLY  
BONNIE KELLY  
35944 WOLVERINE LN  
MURRIETA CA. 92563

480512010  
VANEET KAUR KALER  
GURPREET SINGH KALER  
35869 WOLVERINE LN  
MURRIETA CA. 92563

480512009  
DAVID J PAVLIK  
DAWN M FUJIWARA PAVLIK  
35859 WOLVERINE LN  
MURRIETA CA. 92563

480512011  
PAUL SAYEGH  
HEIDY SAYEGH  
35879 WOLVERINE LN  
MURRIETA CA. 92563

480523007  
PAUL ANDREAS V DE FREITAS  
ANACELIA OROZCO  
35959 WOLVERINE LN  
MURRIETA CA. 92563

480151007  
JAMES R SEAMAN  
30390 DE CARON ST  
MURRIETA CA. 92563

480511035  
PAUL LINDEMeyer  
JOLIE LINDEMeyer  
30584 GRAY WOLF WAY  
MURRIETA CA. 92563

480150018  
COUNTRY ROADS MAINTENANCE CORP  
C/O C/O KEYSTONE PACIFIC PROP MGMNT  
41593 WINCHESTER STE 113  
TEMECULA CA 92590

480151011  
JOSE ROLLIE O ABUAN  
BRENDA J ABUAN  
30438 DE CARON ST  
MURRIETA CA. 92563

480152010  
WILLIE J JOHNSON  
DAMITA J JOHNSON  
35811 CHALET CT  
MURRIETA CA. 92563

480152004  
EDUARDO P CAMAYA  
35785 MAKILA ST  
MURRIETA CA. 92563

480110019  
ERROL WEST  
HEATHER E WEST  
30100 MAUROUX CT  
MURRIETA CA. 92563

480151012  
ROBERT G ANDERSON  
VICKY M ANDERSON  
30450 DE CARON ST  
MURRIETA CA. 92563

480151010  
JERRY PAUL ABBOTT  
30426 DE CARON ST  
MURRIETA CA. 92563

480110021  
PATRICK J SNYDER  
30124 MAUROUX CT  
MURRIETA CA. 92563

480152003  
RYAN J CASTILLO  
ALYSSA M CASTILLO  
35791 MAKILA ST  
MURRIETA CA. 92563

480152007  
KEO PHENG DARA  
35796 CHALET CT  
MURRIETA CA. 92563

480151013  
COUNTRY ROADS MAINTENANCE CORP  
C/O C/O KEYSTONE PACIFIC PROP MGMNT  
41593 WINCHESTER STE 113  
TEMECULA CA 92590

480110020  
KATHERINE LYNN PARKS  
30112 MAUROUX CT  
MURRIETA CA. 92563

480152006  
THOMAS G NANJI  
35784 CHALET CT  
MURRIETA CA. 92563

480152008  
JUANDIEGO CRUZ ESCOBEDO  
NORMA ESCOBEDO  
35808 CHALET CT  
MURRIETA CA. 92563

480110036  
COUNTRY ROADS MAINTENANCE CORP  
C/O C/O KEYSTONE PACIFIC PROP MGMNT  
41593 WINCHESTER STE 113  
TEMECULA CA 92590

480110032  
JUANITA SUMMERS  
LARRY PIPER  
30127 MAUROUX CT  
MURRIETA CA. 92563

480110033  
AARON LEE  
LISA A LEE  
30115 MAUROUX CT  
MURRIETA CA. 92563

480152011  
TERRANCE J BURTON  
LEAH A BURTON  
35799 CHALET CT  
MURRIETA CA. 92563

480152002  
KATHERN MOORE  
35809 MAKILA ST  
MURRIETA CA. 92563

480152005  
JOSEPHINE A MAGBANUA  
GERRY J MAGBANUA  
35772 CHALET CT  
MURRIETA CA. 92563

480110035  
WILLIAM ALLAN  
KARIN ALLAN  
30091 MAUROUX CT  
MURRIETA CA. 92563

480512012  
WAEI N RAFLA  
FADIA SHENOUDA  
WAFIK HALIM

35889 WOLVERINE LN  
MURRIETA CA. 92563

480523001  
JOHNNY RODE  
YONGXIAN LI  
35899 WOLVERINE LN  
MURRIETA CA. 92563

480523002  
KEVIN Y KENT  
PAMELA K KENT  
32366 HEARTH GLEN CT  
WINCHESTER CA 92596

480523012  
DANIEL SNETHEN  
MARYSOL SNETHEN  
30589 GRAY WOLF WAY  
MURRIETA CA. 92563

480110018  
DAVID MICHAEL BLACK  
JESSICA BAYLEY BLACK  
30088 MAUROUX CT  
MURRIETA CA. 92563

480110031  
JOHNNY L VOYTILLA  
30139 MAUROUX CT  
MURRIETA CA. 92563

480152001  
TOCCARA L DUNKLIN  
SEDWICK J DUNKLIN  
30429 DE CARON ST  
MURRIETA CA. 92563

480512006  
JAMES C ENGEL  
JOAN M ENGEL  
35819 WOLVERINE LN  
MURRIETA CA. 92563

480523010  
THR CALIF  
C/O C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS TX 75201

480110034  
HPA BORROWER 2016 1  
180 N STETSON AVE NO 3650  
CHICAGO IL 60601

480151009  
DENNIS LEE PURCELL  
LAUREN LEE LESZINSKI  
30414 DE CARON ST  
MURRIETA CA. 92563

480523005  
DANIEL N BOULOS  
GINA M BOULOS  
35939 WOLVERINE LN  
MURRIETA CA. 92563

480523004  
JARED M FAHERTY  
RACHEL E BLACK  
35929 WOLVERINE LN  
MURRIETA CA. 92563

480523011  
STEVEN HAN  
EVELYN HAN  
5 SORENSON  
IRVINE CA 92660

480523003  
JAMES B DENHALTER  
KERRI R DENHALTER  
35919 WOLVERINE LN  
MURRIETA CA. 92563

480100077  
SPENCERS CROSSING MASTER ASSN  
C/O C/O DENNIS J CHAPMAN  
3090 BRISTOL ST STE 220  
COSTA MESA CA 92626

480100014  
GUILLERMO SANDEZ  
TERESA SANDEZ  
34650 LOS ALAMOS RD  
MURRIETA CA. 92563

480100005  
BROOKS BRANDEN COLLINS  
30100 LOS ALAMOS RD  
MURRIETA CA 92563

480100013  
JUSTIN KARL MATTHEW ROBERTS  
CECELIA WEBSTER  
30255 LOS ALAMOS RD  
MURRIETA CA. 92563

480100006  
COLLINS J FOSTER SPECIAL NEEDS TRUST  
C/O C/O BROOKS COLLINS TR  
30100 LOS ALAMOS RD  
MURRIETA CA 92563

480100009  
RICHARD FAMILY TRUST  
C/O C/O EDWARD RICHARD  
38260 VIA TAFFIA  
MURRIETA CA 92563

480100080  
JEFFREY MAICHEL  
CARRIE MAICHEL  
30230 LOS ALAMOS RD  
MURRIETA CA. 92563

480100008  
MATTHEW DAVID MUTH  
JANA DEEANN MUTH  
30260 LOS ALAMOS RD  
MURRIETA CA. 92563

480100075  
RICHARD FAMILY TRUST  
C/O C/O EDWARD RICHARD  
38260 VIA TAFFIA  
MURRIETA CA 92563

480100074  
SCOTT MURRIETA SERVICE STATION  
BONSALL SERVICE STATION  
MURRIETA MARKETPLACE HOLDINGS  
C/O J & T MANAGEMENT  
139 RADIO RD  
CORONA CA 92879

480100078  
IAN GORDON SALTER  
LINDA D SALTER  
30210 LOS ALAMOS RD  
MURRIETA CA. 92563

480100071  
RIVERSIDE MITLAND 03  
3200 PARK CENTER DR 1000  
COSTA MESA CA 92626

963060069  
WESTERN RIVERSIDE COUNTY REG CONS  
C/O C/O EXECUTIVE DIRECTOR  
3403 10TH ST STE 320  
RIVERSIDE CA 92501

963060065  
SCOTT MURRIETA SERVICE STATION  
BONSALL SERVICE STATION  
MURRIETA MARKETPLACE HOLDINGS  
C/O J & T MANAGEMENT  
139 RADIO RD  
CORONA CA 92879

480100056  
SPENCERS CROSSING MASTER ASSN  
C/O C/O MERIT ASSN SVCS  
1 POLARIS WAY STE 100  
ALISO VIEJO CA 92656

480100001  
COUNTRY ROADS MAINTENANCE CORP  
C/O C/O KEYSTONE PACIFIC PROP MGMNT  
41593 WINCHESTER STE 113  
TEMECULA CA 92590

480100007  
TAM TRAN  
TUAN MINH TRAN  
THUY HOA TRAN

480100076  
JOHN OLSEN  
30180 LOS ALAMOS RD  
MURRIETA CA. 92562

11414 STOCKWOOD COVE  
SAN DIEGO CA 92131



480100073  
SCOTT MURRIETA SERVICE STATION  
BONSALL SERVICE STATION  
MURRIETA MARKETPLACE HOLDINGS  
C/O J & T MANAGEMENT  
139 RADIO RD  
CORONA CA 92879

480100015  
WENDY C LESOVSKY  
17364 GRAND AVE  
LAKE ELSINORE CA 92530

480152009  
MATTHEW D EMBREY  
REBECCA A EMBREY  
35820 CHALET CT  
MURRIETA CA. 92563

480523008  
ANDREAS KASSEL  
C/O NO 219  
39520 MURRIETA HOT SPGS  
MURRIETA CA 92563

480150017  
COUNTRY ROADS MAINTENANCE CORP  
C/O C/O KEYSTONE PACIFIC PROP MGMNT  
41593 WINCHESTER STE 113  
TEMECULA CA 92590

392340038  
WESTERN RIVERSIDE COUNTY REG CON  
C/O C/O REAL ESTATE DIVISION  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

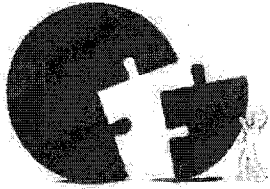
963060003  
JOSEPH D BAKER  
KAREN M BAKER  
TIMOTHY A BAKER

392340036  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

8432 E HEATHERVIEW LN  
ORANGE CA 92869

392340037  
WESTERN RIVERSIDE COUNTY REG CON  
C/O C/O REAL ESTATE DIVISION  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL  
PROJECTS

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

6-13-18

Property Owner(s) Signature(s) and Date

John Olsen, an unmarried man  
PRINTED NAME of Property Owner(s)

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

E

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

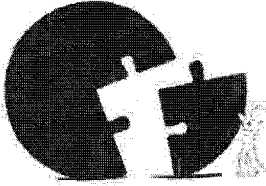
- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

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

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

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

*Edward A. Richard*

6-11-18

Property Owner(s) Signature(s) and Date

Edward A. Richard, as Trustee of the Richard Family Trust dated May 9, 1990  
PRINTED NAME of Property Owner(s)

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

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

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

Riverside Office · 4080 Lemon Street, 12th Floor  
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Palm Desert, California 92211  
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## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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

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

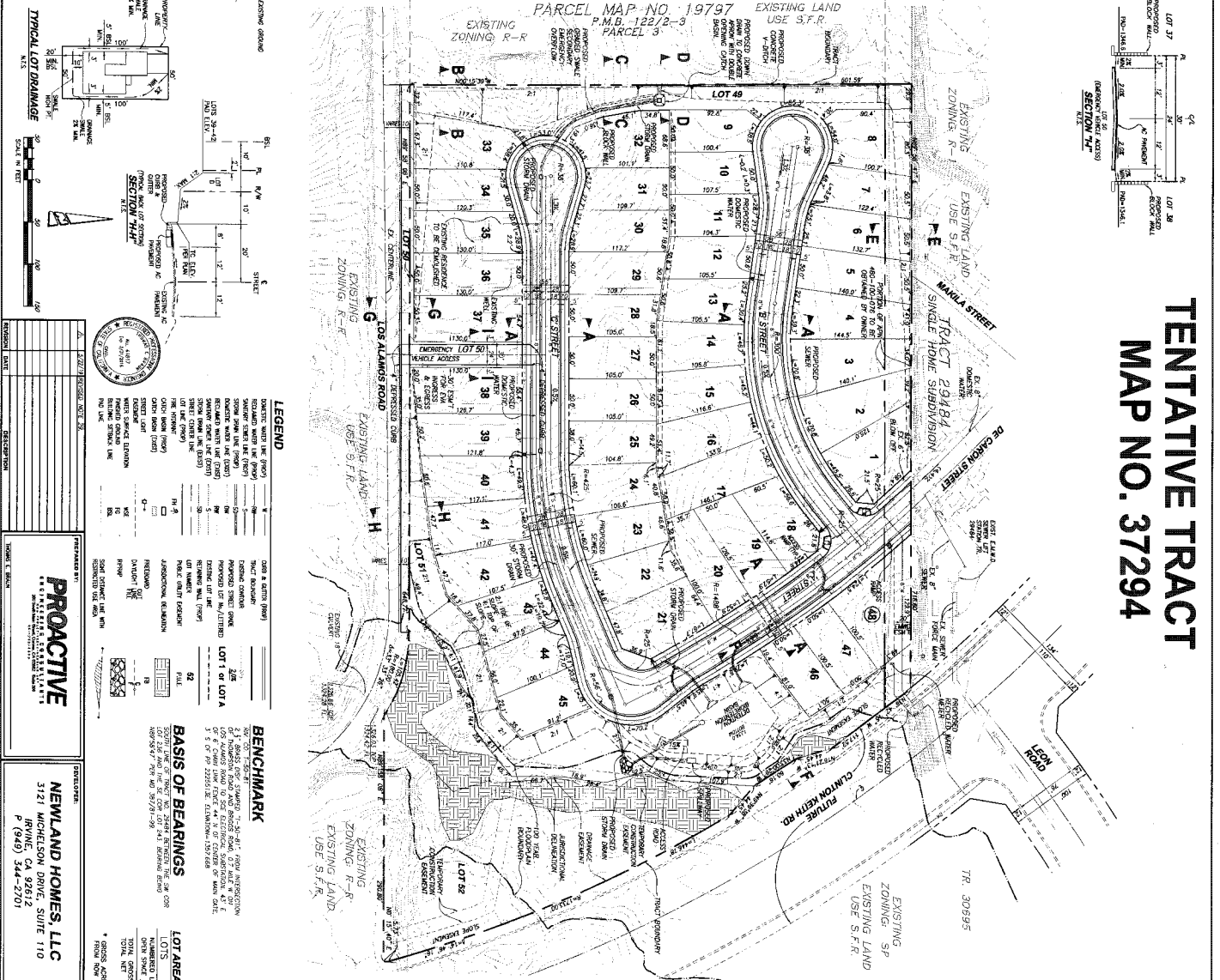
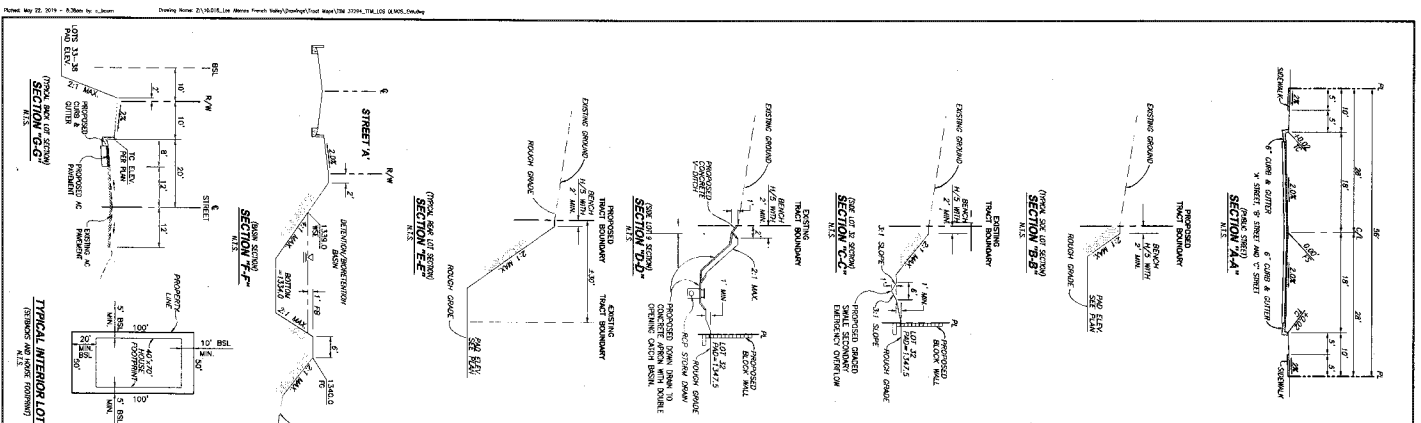
*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of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

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

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



# TENTATIVE TRACT MAP NO. 37294



**LEGEND**

**BENCHMARK**

**BASIS OF BEARINGS**

**LOT AREA SUMMARY:**

SECTION	ACREAGE	STREET AND OPEN SPACE LOTS	ACREAGE
7A	5.9	40	2.2
7B	13.5	40	2.2
7C	13.5	40	2.2
7D	13.5	40	2.2
7E	13.5	40	2.2
7F	13.5	40	2.2
7G	13.5	40	2.2
<b>TOTAL</b>	<b>78.0</b>	<b>240</b>	<b>13.8</b>

**LOT AREAS NUMBERED LOTS:**

LOT	TYPE	BRG/AEA/FAA	ACRES
1	SINGLE FAMILY	7,127	0.18
2	SINGLE FAMILY	7,128	0.18
3	SINGLE FAMILY	7,129	0.18
4	SINGLE FAMILY	7,130	0.18
5	SINGLE FAMILY	7,131	0.18
6	SINGLE FAMILY	7,132	0.18
7	SINGLE FAMILY	7,133	0.18
8	SINGLE FAMILY	7,134	0.18
9	SINGLE FAMILY	7,135	0.18
10	SINGLE FAMILY	7,136	0.18
11	SINGLE FAMILY	7,137	0.18
12	SINGLE FAMILY	7,138	0.18
13	SINGLE FAMILY	7,139	0.18
14	SINGLE FAMILY	7,140	0.18
15	SINGLE FAMILY	7,141	0.18
16	SINGLE FAMILY	7,142	0.18
17	SINGLE FAMILY	7,143	0.18
18	SINGLE FAMILY	7,144	0.18
19	SINGLE FAMILY	7,145	0.18
20	SINGLE FAMILY	7,146	0.18
21	SINGLE FAMILY	7,147	0.18
22	SINGLE FAMILY	7,148	0.18
23	SINGLE FAMILY	7,149	0.18
24	SINGLE FAMILY	7,150	0.18
25	SINGLE FAMILY	7,151	0.18
26	SINGLE FAMILY	7,152	0.18
27	SINGLE FAMILY	7,153	0.18
28	SINGLE FAMILY	7,154	0.18
29	SINGLE FAMILY	7,155	0.18
30	SINGLE FAMILY	7,156	0.18
31	SINGLE FAMILY	7,157	0.18
32	SINGLE FAMILY	7,158	0.18
33	SINGLE FAMILY	7,159	0.18
34	SINGLE FAMILY	7,160	0.18
35	SINGLE FAMILY	7,161	0.18
36	SINGLE FAMILY	7,162	0.18
37	SINGLE FAMILY	7,163	0.18
38	SINGLE FAMILY	7,164	0.18
39	SINGLE FAMILY	7,165	0.18
40	SINGLE FAMILY	7,166	0.18
41	SINGLE FAMILY	7,167	0.18
42	SINGLE FAMILY	7,168	0.18
43	SINGLE FAMILY	7,169	0.18
44	SINGLE FAMILY	7,170	0.18
45	SINGLE FAMILY	7,171	0.18
46	SINGLE FAMILY	7,172	0.18
47	SINGLE FAMILY	7,173	0.18
48	SINGLE FAMILY	7,174	0.18
<b>TOTAL</b>	<b>LOT AREA</b>	<b>78.0</b>	<b>1.8</b>

**LOT AREAS OPEN SPACE LOTS:**

LOT	TYPE	BRG/AEA/FAA	ACRES
1	OPEN SPACE	1,175	0.18
2	OPEN SPACE	1,176	0.18
3	OPEN SPACE	1,177	0.18
4	OPEN SPACE	1,178	0.18
5	OPEN SPACE	1,179	0.18
6	OPEN SPACE	1,180	0.18
7	OPEN SPACE	1,181	0.18
8	OPEN SPACE	1,182	0.18
9	OPEN SPACE	1,183	0.18
10	OPEN SPACE	1,184	0.18
11	OPEN SPACE	1,185	0.18
12	OPEN SPACE	1,186	0.18
13	OPEN SPACE	1,187	0.18
14	OPEN SPACE	1,188	0.18
15	OPEN SPACE	1,189	0.18
16	OPEN SPACE	1,190	0.18
17	OPEN SPACE	1,191	0.18
18	OPEN SPACE	1,192	0.18
19	OPEN SPACE	1,193	0.18
20	OPEN SPACE	1,194	0.18
21	OPEN SPACE	1,195	0.18
22	OPEN SPACE	1,196	0.18
23	OPEN SPACE	1,197	0.18
24	OPEN SPACE	1,198	0.18
25	OPEN SPACE	1,199	0.18
26	OPEN SPACE	1,200	0.18
27	OPEN SPACE	1,201	0.18
28	OPEN SPACE	1,202	0.18
29	OPEN SPACE	1,203	0.18
30	OPEN SPACE	1,204	0.18
31	OPEN SPACE	1,205	0.18
32	OPEN SPACE	1,206	0.18
33	OPEN SPACE	1,207	0.18
34	OPEN SPACE	1,208	0.18
35	OPEN SPACE	1,209	0.18
36	OPEN SPACE	1,210	0.18
37	OPEN SPACE	1,211	0.18
38	OPEN SPACE	1,212	0.18
39	OPEN SPACE	1,213	0.18
40	OPEN SPACE	1,214	0.18
41	OPEN SPACE	1,215	0.18
42	OPEN SPACE	1,216	0.18
43	OPEN SPACE	1,217	0.18
44	OPEN SPACE	1,218	0.18
45	OPEN SPACE	1,219	0.18
46	OPEN SPACE	1,220	0.18
47	OPEN SPACE	1,221	0.18
48	OPEN SPACE	1,222	0.18
<b>TOTAL</b>	<b>LOT AREA</b>	<b>78.0</b>	<b>1.8</b>

**LEGAL DESCRIPTION**

**NOTES**

**VICINITY MAP**

**PROJECT SITE**

**PROACTIVE**

**NEWLAND HOMES, LLC**

**TENTATIVE TRACT MAP NO. 37294**

**Harris, Dionne**

---

**From:** marissa annette <marissannette93@gmail.com>  
**Sent:** Friday, May 24, 2019 10:38 AM  
**To:** Harris, Dionne  
**Subject:** Please help

CAUTION: This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Board of Supervisors,

A tragedy struck near my grandfathers house. It is a case that deeply affects my life now that I realize it could happen again to any of my loved ones. A flood struck in the 90s and took the life of a man, right by my grandparents house. I always knew there area was prone to flooding as it happens when the rains are heavy, but within a day it goes away so I thought nothing of it. Hearing of the case of a man dying by their fence terrifies me. The area that floods typically is restored in a day from the way their property is shaped but when I heard that the new properties the city is making could affect the flooding and all the water would head straight for their house because of the way the landscape is shaped, I panicked. This could potentially cause millions in damage and fines in the future. If anyone was to get hurt, someone were to drown again, their property the constant proprietor of flooding damages caused by the city, it would deeply hurt everyone involved. I would hate to see such a horrible thing happen to anybody. They are deeply worried about what the actions of the city would do to their property and not only that, but to their own safety. The Sandez family does not consent to the new actions taking place that would destroy the natural flooding basin which has been part of Murrieta's landscape for hundreds of years. We will fight this tooth and nail, if not for the property's integrity then for my grandparents lives.

<https://www.myvalleynews.com/story/2019/03/15/news/homeowner-says-county-developer-to-blame-for-damage/65076.html>

<https://www.myvalleynews.com/story/2019/03/29/news/lennar-corporation-contends-monte-verde-stormwater-damage-due-to-heavy-rains/65268.html>

<https://www.myvalleynews.com/story/2019/04/05/news/county-says-it-is-working-with-landowner-interested-parties-on-monte-verde-culvert-issue/65323.html>

Sincerely,  
The Sandez Family  
The Villagomez Family  
The Zambrana Family

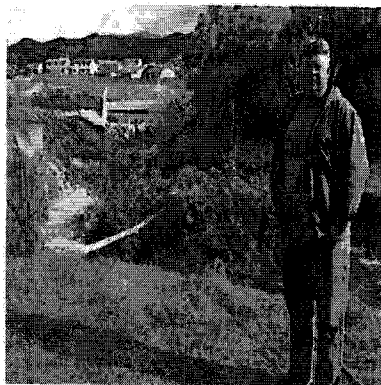


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## Valley News -

### Homeowner says county, developer to blame for damage

By Jeff Pack  
Writer



Jeff Pack photo

Eric Kincheloe says the heavy rains Feb. 14, combined with increased water amounts directed into the creek that runs through his property and the poor design of the culvert near his property has contributed to the creation of this growing small canyon on his property. He says erosion caused by the redirection of water flow caused six trees to topple into the creek.

When Eric Kincheloe and his wife moved to Monte Verde Road in unincorporated Temecula three and a half years ago, the Morgan Hill development had been there for more than a decade, and they knew two more developments were going to be built around their rural home.

What they didn't anticipate is the 2.5 million cubic feet of soil that Kincheloe said was removed from his property during the heavy rains Feb. 14, due to what he said was the mis-engineering of a culvert that he said was built against the recommendations of the U.S. Army Corps of Engineers.

"The culvert is causing hydromodification of the stream channel and has redirected the stream toward a home on the adjacent property also," Kincheloe said. "This was permitted (by the county) and the developer is Lennar Corporation, building the Terracina and Atherton homes here in Temecula."

Strolling along the high banks of what could be considered a small canyon with banks as high as 14 feet on both sides, Kincheloe said back in 2006 before Morgan Hill was developed, it would have been rare for a stream to form even during the rainy season.

"It went through substantial changes due to development, and this is a great example of what happens due to development when we concentrate into our streams and what's now going back into our aquifer," Kincheloe said.

With Terracina nearly completed and Atherton nearing completion, more runoff waters are being redirected into the tributary and the most recent rains did significant damage to Kincheloe's property and adjacent, privately owned properties.

"Everybody on this section of the creek is being affected because they've converted this (creek) for all those homes into this drainage channel," Kincheloe said. "But they're not compensating us for any of the damage because they consider their right to do in the creek as they see fit. The reasonableness of what the upstream homeowner - or developer or county - what they think they can do to the downstream receiving property owners, as long as it's considered reasonable, they think they can do what they want. But, after reading a lot of case law, we find there's a lot of questions about strict liabilities."

Kincheloe said that what has happened in the Lennar development of Atherton has "been on the shady side."

"That's where we get into all the problems that are going on," he said. "And the taxpayers are going to pay for this one."

Kincheloe said the stream is impaired and the issues began on Lennar property, which he insists were designed improperly and caused the stream to go out of channel.

"When things are diverted out of channel, there is responsibility," he said. "When we look at the permit for this culvert, the Army Corps permitted a 4-by-10, the county directed them to put in a 3-by-36. The Army Corps decided not to enforce violations. They decided not to fine (Lennar) because the county made them do it. But the outcome is still the same. They put in a structure that compromised the creek, even though it was already compromised. They've driven it completely out of bank."

Kincheloe said another strong storm will threaten a mobile home, a propane tank and a water tank, now located dangerously close to the banks of the creek and insisted that homeowners are being used by the government.

"Our property is being destroyed and turned into a drainage channel, without improvement, and we're left to build the risk, the responsibility to fix it and just an unsightly amount of destruction," he said.

Looking down over the edge of unstable banks that Kincheloe said could give way at any time, he points out six large trees that were undermined by rushing waters flooding out of the culverts, redirected into opposite banks and toppling them into the creek.

The trees, one close to 40 feet tall, are Kincheloe's responsibility to remove and clean up – but he said the county won't allow him to use certain tools to remove the trees without costly and time-intensive permits, so he's trying to do it with a pulley system.

"The subsequent erosion after those trees went in, it moved approximately 2.5 million cubic feet of my property into the Santa Margarita Rivershed," Kincheloe said. "My soil on my property is high in phosphorus, manganese and iron, all three factors that are affect the health of the Santa Margarita Rivershed. And it's all downstream. The impact of the design of that culvert is going to impact everything – from Temecula all the way to the coast. It's not just about me, it's about that entire stream."

Scattered around the now dry creek bed are traffic cones, sandbags and other development-related materials that have flowed down into his property. He spends most of his free weekends working to clean out the creek, sometimes with the help of local volunteer groups.

"I'm doing what I can to do it, I'm taking measures to try to repair the damage as quickly as I can," Kincheloe said. "But the problem I have is the county has created a scenario where damage can occur so rapidly and wipe away in minutes what takes hundreds of hours to do by myself and without any regard."

He said he's cautious when he works in the creek and said he's seen pieces of earth as large as a bus fall into the creek bed.

He blamed the mis-engineering on poor or purposely negligent planning by Lennar with the county's permission or disinterest.

"You can see, throughout all this, where they made mistakes," Kincheloe said. "The developer used a topology map from 2004, to build the culvert in 2017. So, it doesn't line up with what was actually there. They never did any studies on the segments across the private property owners land. Riverside County Flood and Restoration is supposed to do a hydrology model before they permit development. They didn't do the hydrology model.

"So, there's a lot of things that they failed to do in this part, that they were supposed to do, and what's going to happen in the future? Am I going to lose another million feet of soil, am I going to have the potential loss of my property? I may not be able to get insurance to cover my home. It may become a danger to the community."

Kincheloe talked about the loss of native habitat and the effect the significant change in environment that may be affecting wildlife pathways that existed in the creek before the flooding.

He said the area is unique and had been home to endangered animals like the Stephens' kangaroo rat – which he said he hasn't seen since Feb. 14.

Kincheloe has dozens and dozens of correspondence emails with county officials on how to deal with the issue and now thinks the county wants him to sue Lennar. Though litigation is the last thing he wants to do – he said reaching out to the Valley News was designed to pull attention to the issue and avoid lawsuits – but if forced, he would consider suing several different agencies.

"For the good of the county and the taxpayers, I don't have a desire to litigate," he said. "I would rather find a solution where the stream can be protected and serve as habitat for plant and animal life."

Mostly, he said he's frustrated by what's taken place on his peaceful, rural land.



Jeff Pack photo

Eric Kincheloe talks about trying to remove the large tree behind him without the use of any vehicles. The tree toppled into the creek when floodwaters undermined the root system.

"I've tried to be a good neighbor," he said. "For long time, we've put up with the dust. My wife has gotten the Valley Fever (during construction). She has a lot of health issues with her lungs, so pretty much in the dusty months she's confined inside. We've done our part to try to take care of the creek assuming this was all supposed to be good design, but as it turns out they've changed it, not to be good design."

Now Kincheloe said he's worried that future developments planned even further upstream will threaten to put even more strain on his property. He thinks that the county may even step in at some point and take over the land through inverse condemnation.

"Well, obviously you can't maintain this or protect it, we will just take it from you?" he said, playing out the scenario. "Quite likely."

*Editor's note: This story will be part of a three-part series regarding the issues between the residents on Monte Verde Road, county departments and Lennar.*

*Jeff Pack can be reached at [jpack@reedermedia.com](mailto:jpack@reedermedia.com).*

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## Connect With Us

### Valley News

111 W. Alvarado St.  
Suite 200  
Fallbrook, CA 92028  
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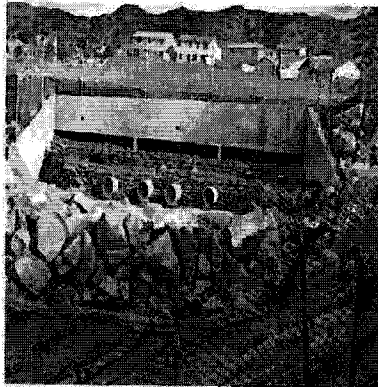
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## Valley News -

### Lennar Corporation contends Monte Verde stormwater damage due to heavy rains

By Jeff Pack  
Writer



Jeff Pack photo

Lennar Corporation provides a statement to the Valley News regarding claims made by Temecula's Eric Kincheloe regarding flood damage he said was due to poor culvert engineering on the part of Lennar that led to significant damage in the creekbed on his property that is now his responsibility. In the statement, Lennar said the damage was caused by heavy rainfall and that the culvert was constructed in accordance with approved drawings.

The saga that has developed between Temecula resident Eric Kincheloe and a nearby developer, as well as several regional, state and federal agencies, continues to drag on.

In a story published by the Valley News March 15, Kincheloe said roughly 2.5 million cubic feet of soil was removed from his property on Monte Verde Road in unincorporated Temecula during the heavy rains Feb. 14 due to what he said was the poor engineering of a culvert that leads into his property. The nearby Lennar Corporation developments, Terracina and Atherton, Kincheloe said have compounded the problems, doing significant damage to Kincheloe's property and adjacent, privately owned properties. Kincheloe said the stream is impaired and the issues began on Lennar property, which he insists were designed improperly and caused the stream to go out of channel.

Early this week, Lennar Corporation, after a series of phone calls with the Valley News, issued a statement:

"The region experienced historically heavy rainfall this year that caused widespread erosion damage. Mitigation projects like those constructed by Lennar are designed to temper the flow of stormwater and reduce erosion. For example, the new retention basin at Atherton and the installation of rock energy reducers have improved downstream conditions and reduced the damaging impacts of recent

rain. The culvert at Monte Verde Road was constructed in accordance with the approved construction drawings. Lennar is committed to continue working collaboratively with the appropriate regulatory agencies on water and drainage matters."

Two weeks ago, Kincheloe said a group came out to tour the area.

"Representatives from USACE (United States Army Corps of Engineers), Water Quality Board and Environmental Protection Agency, and we started at El Chimisal Road and went all the way down to Wolpert Lane," Kincheloe said. "At the end of the tour, they indicated that this would be turned over to enforcement. I'm not sure if this means anything more than the agencies will be trading accusations and papercuts, but I am hopeful. USACE, then, said that they had limited responsibility for anything Lennar was doing in the stream."

A request for a statement was sent to several agencies involved in the issue. As of deadline time, 5 p.m. Monday, March 25, a couple of the agencies had responded.

A spokesperson with the U.S. Environmental Protection Agency said:

"On March 14, 2019, EPA joined the U.S. Army Corps of Engineers, the Regional Water Quality Control Board and homeowners to assess recent damage to the unnamed creek which is tributary to Temecula Creek. Recent storm events, likely coupled with the current alignment of the culvert placed at Monte Verde Road, have led to erosion within the creek bed as well as damage to adjacent private property. Section 404 of the Clean Water Act authorizes the USACE to issue permits to discharge fill or dredged material into federally jurisdictional waters. EPA works closely with the USACE to provide guidance on avoiding and reducing negative environmental impacts resulting from projects that require 404 permits.

"The U.S. Army Corps makes permitting decisions for activities that result in the discharge of dredged or fill material into waters of the United States, therefore, they would be the appropriate source to answer your questions," the EPA spokesperson said.

A spokesperson for the U.S. Army Corps of Engineers also issued a response:

"This matter concerns an ongoing permit non-compliance investigation. We are working to resolve this matter in cooperation with state and local agencies with greater jurisdiction and regulatory authority over these issues."

Kincheloe said he received a letter from the USACE indicating they were turning the investigation over to a specialist who will coordinate the effort with the San Diego Regional Water Quality Control Board and state and local agencies, as stated above.

The letter, shared with the Valley News, stated:

"The SDRWQCB has through its state and federally delegated authorities, broader jurisdiction over this project, including the issues related to stormwater drainage and non-point source discharges, and is, therefore, better positioned to effect a more comprehensive solution to this non-compliance issue."

While he continues to maintain a conversation with appropriate agencies, Kincheloe said he is dealing with the day-to-day issues of the tributary as best as he can.

"(I have) been spending an hour every night reading about how to engineer structures that can be used to prevent additional damage," he said. "I have to find some way to either pay for it or do it on the cheap."

Kincheloe said he received his first bid to concrete the channel on his property to prevent further damage and it came in at \$1.5 million. He described that option as "detestable."

"(Another challenge) is getting a plan together that can be permitted and will allow me to do a full restoration," he said. "Not sure yet if I will be forced to ask for a permit and if I will be able to afford the cost. I continue to hope that a no-cost permit process will be available or I will be out of luck. I am working to get more firms in here to look at it, but several won't come unless I pay them just to compile a quote."

Kincheloe also said his issue is part of a growing problem that he sees in the Temecula Valley and throughout Riverside County.

"This seems to be a re-occurring theme from the development in the Temecula Valley," he said. "Lennar was allowed to get a closed session vote on their project. What was planned at its start will result in failure at the conclusion of its construction."

"From what I can see, there's a pattern in Riverside County where development is fast-tracked and then doesn't include all the required permits, civic improvements for flood, transportation or schools. The taxpayers are being left to cover the cost of multiple, massive failures of planning, project oversight and agency responsibility. The cost and risk transfer is going to taxpayers, (homeowners associations) and the county's future quality of life," Kincheloe said.

Currently, Kincheloe said he is still considering filing a series of lawsuits about the issue and is hesitant to do so because he said he simply wants the necessary repairs to be made.

"I feel like the desire is that I will sue Lennar so the county won't have to, again part of the cost transfer to the taxpayer," he said. "If I sue Lennar, I will sue the county for negligence too. I can't see a separation of responsibility. The county rules have the permit application forwarded to six other signatories before it's approved. That they chose to fast-track the development doesn't constitute fulfilling their requirements for due diligence."

*Editor's Note: The Valley News is continuing to work with the appropriate agencies and parties involved to convey insight into the issue and provide information and education for homeowners regarding issues that affect their daily lives. Part three in this series, providing those parties and agencies have provided enough insight into this issue, will appear in next week's Valley News.*

*Jeff Pack can be reached at [jpack@reedermedia.com](mailto:jpack@reedermedia.com).*

## **Connect With Us**

### **Valley News**

111 W. Alvarado St.  
Suite 200



Fallbrook, CA 92028  
Ph: (760) 723-7319

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## Valley News -

### County says it is working with landowner, interested parties on Monte Verde culvert issue

By Jeff Pack  
Writer

Riverside County responded to a line of questioning by the Valley News last week regarding a local man's complaints about culvert that was placed adjacent to his property that he blames for significant property damage and loss during heavy rains, Feb. 14.

In a story published by the Valley News March 15, Eric Kincheloe said roughly 2.5 million cubic feet of soil was removed from his property on Monte Verde Road in unincorporated Temecula during the heavy rains due to what he said was the poor engineering of a culvert that leads into his property.

The nearby Lennar Corporation developments, Terracina and Atherton, have compounded the problems, Kincheloe said, doing significant damage to Kincheloe's property and adjacent, privately owned properties.

Kincheloe said the stream is impaired and the issues began on Lennar property, which he insists were designed improperly and caused the stream to go out of channel.

Patricia Romo, Transportation Department director for Riverside County, responded to the questions posed by the Valley News.

"The county is actively involved in coordinating communications between the developer, landowner and permitting agencies to find an appropriate solution," Romo said.

Regarding Kincheloe's claim that culvert was badly engineered, against the recommendations by the Army Corps, Romo said, "The design was approved by the county, according to current design standards.

"The Army Corps of Engineers issued permits on Sept. 4, 2014, approving the construction of the culvert. Natural changes in the stream between the design approval and construction required subsequent modification of the outlet, as well as additional Army Corps permits to address the new stream conditions," she said.

When asked whether it seemed fair that Kincheloe would be responsible for the mess seemingly caused by water mitigation practices upstream, Romo said, "All housing tract development upstream of Mr. Kincheloe are required to mitigate increased runoff impacts as a matter of standard practice.

"This mitigation takes the form of detention basins or other measures which capture the runoff from the newly developed areas, then release the captured water at rates that replicate pre-developed levels," she said.

Kincheloe agreed with what the basin upstream from the Monte Verde culvert is supposed to do but he said bad engineering is to blame for what has happened.

"The implementation of the retention basin was a great example of how you ignore good engineering practices at the detriment of the watershed," Kincheloe said. "The stream was impaired and consists of mostly sand. The coefficient for sediment transfer is very high, meaning in low flow, lots of sand moves downstream.

"The basins should have been piped to intermediate basins and then down to drain inside of the Wolpert Lane culvert instead of down the existing stream channel. This would have removed this issue while providing a safe structure that could have absorbed the erosive force of the flow before entering the mitigation area. This could still be done today," he said.

Romo said that natural streams in dry regions like the one Kincheloe lives in will experience periodic change.

"These changes occur rapidly in wet years, slower in drier years," she said. "In the historical record, this watercourse exhibits vertical cutbanks and a meandering path over time. That expected change is why the 'floodplain' designated in the mid-1980s is wider than the stream bed that existed at that point in time.

"Thousands of private lots in Riverside County have natural watercourses running through them. Maintaining a creek bed usually involves allowing room as it changes over time. When man-made impacts also disturb the watercourse, it can be nearly impossible to separate natural processes from man-made impacts. All of which appear as damage.

"The county carefully reviews the mitigation measures for housing tracts and new culverts. With respect to the yet uncompleted culvert, as mentioned above, the developer has significant additional work remaining to stabilize the stream," Romo said.

Kincheloe said he questions whether the county's faith in the project, which he said the county fast-tracked, is warranted.

"In the case of the creek, the fast-track process has enabled developers to proceed at risk while creating a culture that assumes the developer is working within acceptable standards and practices," he said. "The truth is that agencies have been slow to address the lack of compliance to the detriment of our watershed. I believe it is possible to have a balance between smart development and preservation of the environment.

"The end goal is not intentionally punitive against Lennar, rather one of civic responsibility and cooperation. I keep hoping that Lennar has the community's best interest at heart," Kincheloe said.

When asked about Kincheloe's fear that the county could seize a portion of his property via Inverse Condemnation, Romo said, "The drainage way is on private property and the county's concern is only to address the current erosion and properly implement additional control features."

During an attempt to view the work currently being done on Monte Verde Road, passage to the area was blocked by a road closure.

"The road is blocked while Lennar works to connect up water mains and install a fire hydrant at the intersection," Kincheloe said. "While inconvenient, I would support the road to be closed rather than opening it up temporarily every day. High schoolers and their parent drivers speed over 60 miles per hour, in a marked 15 miles per hour construction zone, every morning and again in the afternoon. For the safety of the construction workers, the residents, kids, and all that like to walk with friends and pets, it should stay closed until the work is complete."

He now hopes that Lennar will proceed with burying electrical lines on the road, instead of running electrical above ground in front of his property. He said Lennar removed 14 mature trees and 13 bushes from in front of his property in order to do so, though no work has begun.

"We have endured an extraordinary amount of dust and debris blowing in the air from the construction, likely leading to my wife contracting Valley Fever," Kincheloe said. "There was a lot of bird nests lost when they took down all those trees as well."

"It's reasonable to worry that they will not bury the electrical lines due to our complaint. The electrical lines and cable will run under the gross easement next to the road in front of our fence. They have effectively delayed the work pending the outcome of their lack of compliance, which will hold up final paving and work. If the delay is long enough, we will be back in the rainy days again, pushing the work out at least a year."

"If they don't bury the lines, then they should compensate us for removing trees for little reason other than the convenience of the developer."

*Editor's note; This is the third story in a series that will continue to follow the issue on Monte Verde Road.*

*Jeff Pack can be reached at [jpack@reedermedia.com](mailto:jpack@reedermedia.com).*

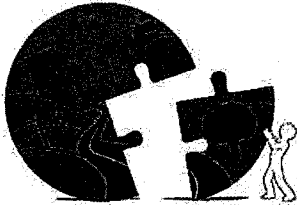
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### Valley News

111 W. Alvarado St.  
Suite 200  
Fallbrook, CA 92028  
Ph: (760) 723-7319

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

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

## Memorandum

**DATE:** May 24, 2019  
**TO:** Riverside County Board of Supervisors  
**FROM:** Dionne Harris, Project Planner  
**RE:** June 4, 2019 Board of Supervisors – Change of Zone No. 7937 and Tentative Tract Map No. 37294.

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The attached errata has been prepared to more clearly address the demolition of the existing home that is a component to the proposed project. The errata is limited to the analysis within the Historical Resources and Hazards and Hazardous Materials sections of the Initial Study. This updated analysis does not change the findings or conclusions of the Initial Study and Mitigated Negative Declaration. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in EA 43201. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, that new mitigation is required, or that there would be any of the other circumstances requiring recirculation described in Section 15073.5. Finally, none of the information provides substantial evidence that there are material errors about the project site or its environs as described in the EA 43201 or the project technical studies.

**Enclosed:**

Cultural and Paleontological Resource Assessment  
Air Quality CalEEMod Analysis  
Revisions to the Initial Study and Mitigated Negative Declaration (EA43021)

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

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

Attachment 2

Date: May 22, 2019

Attn: Jeremy Krout  
E|P|D Solutions, Inc.  
2 Park Plaza, Suite 1120  
Irvine, CA 92614



RE: **Cultural and Paleontological Resource Assessment for the Los Olivos Project, Unincorporated Riverside County, California**

Dear Mr. Krout –

In 2017, Material Culture Consulting, Inc. (MCC) (Belcourt 2017) prepared a cultural resources assessment for the Los Olivos French Valley Project. This assessment was prepared in support of the original Initial Study / Mitigated Negative Declaration (IS/MND) for the Project. The findings of the original report did not identify any cultural resources within the Project Area. Upon further review by the County, it was determined that the existing residential property was initially constructed in 1966, which would place the age of the property at 53 years (and therefore would be subject to review as a historic built environment resource).

The archaeological and paleontological survey of the project area was conducted on March 31, 2017. Survey conditions were generally good and ground visibility ranged from fair to good in most areas. The property has been disturbed and graded in the past, and previous impacts to the property include the establishment of a single-family residence and associated outbuildings, and prior agricultural use as an orchard. No prehistoric or historic cultural resources were identified during the survey. The residence and structures were identified within the project area. However, the updates to the house over time, in addition to extensive remodeling (new addition, stucco coating, updated roofing, updated windows, updated electrical features, updated ventilation, etc.) have removed any of the structure's historic integrity, resulting in an essentially modern structure (please see attached photographic documentation). Further, the associated outbuildings are all in various states of disrepair and do not appear to retain the integrity necessary to be considered a significant cultural resource as per CEQA, County, or City thresholds for significance. These outbuildings all have deteriorated and meet the definition of "demolition by neglect".

It is our professional opinion and recommendation that due to the lack of integrity retained by the residence and structural remains, that none of them represent a significant cultural resource, as per CEQA. Therefore, the cultural and paleontological impact analyses and recommendations remain valid, and no mitigation is necessary prior to project implementation. It is highly recommended that archaeological monitors be retained by the Project Applicant, to respond to inadvertent discoveries as they occur.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tria Belcourt", is written over a faint, larger version of the Material Culture Consulting logo.

Tria Belcourt, M.A., Registered Professional Archaeologist (RPA # 917250)  
President and Principal Investigator



References

Belcourt, T.

2017 *Phase I Cultural Resources Assessment: Los Olivos French Valley Project, Unincorporated Riverside County California*. Prepared by Material Culture Consulting, Inc., On file at Material Culture Consulting, Inc., 2701 N. Towne Avenue, Suite B, Pomona CA 91767 and at the Eastern Information Center, University of California, Riverside.