COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

BACKGROUND:

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

SB 18 Tribal Consultation
Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On April 12, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Notified tribes have 90 days in which to request consultation regarding the proposed project. As of May 1, 2017 we have not received any consultation requests from the noticed Tribes. July 11, 2017 will concluded the 90 day consultation request period.

Temecula Valley Wine Country Policy Area.
The project site is located within the Southwest Area Plan's Temecula Valley Wine Country Policy Area, which was created by the adoption of the Wine Country Community Plan (Plan) in 2014. The Plan's objectives included preserving and enhancing the area's viticulture potential, rural lifestyle and equestrian activities as well as coordinating growth to avoid future land use conflicts.

General Plan Amendment Findings
This project includes a Regular Foundation Component Amendment. A Regular Foundation Component Amendment application is allowed to be submitted only during a General Plan Review Cycle, which is every eight (8) years. This project was submitted on March 16, 2016, within the 2016 General Plan Review
Cycle application period. A Regular Foundation Component Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Component Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings with final approval by Board resolution.

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

**SUMMARY OF FINDINGS:**

1. Existing Foundation General Plan Land Use (Ex #6): Rural Community (RC)
2. Proposed Foundation General Plan Land Use (Ex #6): N/A
3. Existing General Plan Land Use (Ex #6): Estate Density Residential (EDR) (2-acre minimum)
4. Proposed General Plan Land Use (Ex #6): N/A
5. Surrounding General Plan Land Use (Ex #5):
6. Existing Zoning (Ex #3):
7. Proposed Zoning (Ex #3):
8. Surrounding Zoning (Ex #3):
9. Existing Land Use (Ex #1):
10. Surrounding Land Use (Ex #1):
11. Project Size (Ex #1):
12. Environmental Concerns:

**RECOMMENDATIONS:**

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

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

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) based on the findings and conclusions incorporated in the staff report; and,
TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1176 amending the Temecula Valley Wine Country Policy Area boundary by removing one parcel identified as Assessor’s Parcel Number 951-030-055, totaling 17.07 gross acres, from the General Plan’s Figure 4B: Temecula Valley Wine Country Policy Area With Districts; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

FINDINGS:

1. The project site is designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) on the Southwest Area Plan.

2. The project site is surrounded by properties which are designated Agriculture (AG) to the north, east, and south and the City of Temecula to the west.

3. The project site is currently located within the Temecula Valley Wine Country Policy Area – Residential District.

4. The project site is located on the edge of the western boundary of the Temecula Valley Wine Country Policy Area, and is adjacent to properties within the Temecula Valley Wine Country Policy Area – Winery District to the north, the Temecula Valley Wine Country Policy Area – Residential District to the east and south, and the City of Temecula to the west.

5. In order to approve General Plan Amendment No. 1176 (GPA No. 1176), the following findings need to be made: a) new conditions or circumstances disclosed during the review process justify modifying the General Plan, b) that the modifications do not conflict with the overall Riverside County Vision, and c) that they would not create an internal inconsistency among the elements of the General Plan.

a. New Circumstance – The Wine Country Community Plan’s objectives include preserving and enhancing the area’s viticulture potential, rural lifestyle and equestrian activities as well as coordinating growth to avoid future land use conflicts. The property owner is requesting the subject property be removed from the Temecula Valley Wine Country Policy Area because they were not aware of the Plan’s adoption in 2014, which added the property to the Temecula Valley Wine Country Policy Area. Following the Plan’s adoption, the property owner began discussions with County staff regarding the property’s inclusion in the Plan and whether it was appropriate. The subject property was never within the boundaries of the previous Citrus/Vineyard (C/V) Policy Area, which was replaced by the new Temecula Valley Wine Country Policy Area. The property is also located on the outer edge of the western boundary of the Temecula Valley Wine Country Policy Area, and bordered by Butterfield Stage Road and Ave Lestonnac. Additionally, the school existed on the property prior to the Plan’s adoption. Based on the above, removing the property from the Temecula Valley Wine Country Policy Area will not frustrate the Wine Country Community Plan’s objectives of preserving and enhancing the area’s viticulture potential, rural lifestyle and equestrian activities. Therefore, it is appropriate to remove the subject site from the boundary of the Temecula Valley Wine Country Policy Area.

b. Riverside County Vision – As provided in the General Plan, in summary, the vision for Riverside County is the following: “Riverside County is a family of special communities in a remarkable environmental setting.” The Temecula Valley Wine Country Policy Area was
developed to ensure the long term viability of the wine industry while protecting the community’s equestrian rural lifestyle, and promote and preserve the distinctive character of this unique area within the Southwestern Area Plan. Removing the property from the Temecula Valley Wine Country Policy Area will not conflict with this vision or the purpose of the Policy Area because the subject property is already developed with a school that existed before the adoption of the Wine County Community Plan. The site is also located on the outer edge of the Policy Area’s boundary, and only involves 17 acres of the approximately 17,000 acres that are within the Policy Area. Therefore, even with the removal of the property, this area within the Temecula Valley Wine Country Policy Area can develop in a manner that promotes and preserves this community’s unique character.

c. Internal Consistency – Staff has reviewed this proposed amendment, in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this amendment does not result in an internal consistency in the General Plan Elements.

6. The zoning for the subject site is Residential Agricultural, 2 ½ -acre minimum (R-A-2½).

7. The project site is surrounded by properties which are zoned Citrus/Vineyard, 10-acre minimum (CV-10) to the north, Residential Agricultural, 2 ½ -acre minimum (R-A-2½) to the east and south and the City of Temecula to the west.

8. This project is not located within Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan.

9. The proposed project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) – the Common Sense Exemption - provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

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

1. The proposed project is in conformance with the Rural: Estate Density Residential (2-acre minimum) Land Use, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the R-A-2 ½ (Residential-Agricultural) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is compatible with the present and future logical development of the area.

5. The proposed project will not have a significant negative effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. A Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP"); or
   b. An Airport Influence Area ("AIA"); or
   c. A 100-year flood plain, an area drainage plan, or dam inundation area; or
   d. A "High" wildfire hazard zone; or
   e. A County Service Area; or
   f. A Fault Zone.

3. The project site is located within:
   a. The Temecula Valley Wine Country Policy Area; and
   b. In or partially within a Stephen Kangaroo Rat Fee Area; and
   c. In an area susceptible to subsidence; and
   d. Within the Temecula Valley Unified School District

4. The project site is currently designated as Assessor's Parcel Number: 951-030-055.
RESOLUTION 2017-002
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1176

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on May 17, 2017, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on May 17, 2017, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

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

APPROVAL of GENERAL PLAN AMENDMENT NO. 1176 amending the Southwest Area Plan Figures 4 and 4B of the General Plan by removing approximately 17.07 gross acres located on assessor’s parcel number 951-030-055 from the Temecula Valley Wine Country Policy Area, in accordance with Exhibit 6, based on the findings and conclusions incorporated in the staff report.
April 12, 2017

Agua Caliente Band of Cahuilla Indians
Jeff Grubbé, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 92264

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

Dear Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

Campo Band of Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA 91906

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

Dear Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

______________________________
Charissa Leach
Assistant TLMA Director

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

Ewiaapaayp Tribal Office
Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA 91901

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

Dear Vice Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

Charissa Leach
Assistant TLMA Director
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

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

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

Dear Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department
Page 2

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, dbradfor@rivco.org
April 12, 2017

Jamul Indian Village
Erica Pinto, Chairperson
P.O Box 612
Jamul, CA 91935

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

Dear Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

______________________________

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

La Jolla Band of Luiseno Indians
Thomas Rodriguez, Chairperson
22000 Highway 76
Pauma Valley, CA 92061

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

Dear Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

[Signature]

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

La Posta Band of Mission Indians
Javaughn Miller, Tribal Administrator
8 Crestwood Road
Boulevard, CA 91905

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

Dear Tribal Administrator,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

______________________________
Heather Thomson

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfo@rivco.org
April 12, 2017

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA 91905

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

Dear Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

______________________________
Heather Thomson

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O Box 1302
Boulevard, CA 91905

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

Dear Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

Cont. Next Page

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

Desert Office • 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

Mesa Grande Band of Mission Indians
Virgil Oyos, Chairperson
P.O Box 270
Santa Ysabel, CA 92070

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

Dear Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@riycp.org
April 12, 2017

Pala Band of Mission Indians
Robert Smith, Chairperson
12196 Pala Mission Road
Pala, CA 92059

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

Dear Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

______________________________
Heather Thomson

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

Pauma Band of Luiseño Indians - Pauma & Yulma Reservation
Temet Aguilar, Chairperson
P.O Box 369, Ext. 303
Pauma Valley, CA 92061

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

Dear Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

______________________________

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O Box 1477
Temecula, CA 92593

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

Dear Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

________________________

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road
Valley Center, CA 92082

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

Dear Chairperson,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

[Signature]

Cont. Next Page

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

“Planning Our Future... Preserving Our Past”
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

Rincon Band of Mission Indians
Jim McPherson, Tribal Historic Preservation Officer
1 West Tribal Road
Valley Center, CA 92082

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

Dear Tribal Historic Preservation Officer,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

__________________________
Heather Thomson

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

San Luis Rey Band of Mission Indians
San Luis Rey, Tribal Council
1889 Sunset Drive
Vista, CA 92081

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

Dear Tribal Council,

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

________________________

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@riyco.org
April 12, 2017

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365
Valley Center, CA 92082

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

Dear Chairperson

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

__________________________

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson
P.O Box 487
San Jacinto, CA 92583

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

Dear Chairperson

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

______________________________

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

Sycuan Band of Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA 92019

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

Dear Chairperson

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

_________________________

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 12, 2017

Viejas Band of Kumeyaay Indians
Robert J. Welch, Chairperson
1 Viejas Grande Road
Alpine, CA 91901

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

Dear Chairperson

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


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

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

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by July 11, 2017.

Sincerely,
Riverside County Planning Department

Cont. Next Page
Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org
April 7, 2017

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

Re: General Plan Amendment No. 1218

Dear Ms. Thomson:

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

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

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

Sincerely,

[Signature]

Vincent Whipple
Manager
Rincon Cultural Resources Department
APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Saint Jeanne de Lestonnac School

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

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

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

Engineer/Representative Name: Markham Development Management Group

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

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

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

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

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

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

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

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*
APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

[Sister Leticia Salazar]
PRINTED NAME OF PROPERTY OWNER(S)

[D. Leticia Salazar]
SIGNATURE OF PROPERTY OWNER(S)

[Sister Ernestine Velarde, odv]
PRINTED NAME OF PROPERTY OWNER(S)

[Sister Ernestine Velarde, odv]
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.
APPLY FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:
Assessor’s Parcel Number(s): 951-030-055
Approximate Gross Acreage: 17.07 acres
General location (nearby or cross streets): North of Avenida Lestonnac, South of Rancho California Rd., East of Ave. Olgita, West of Ave Bordeaux
Existing General Plan Foundation Component(s): Rural Community - Wine Country Policy Area
Proposed General Plan Foundation Component(s): Rural Community
Existing General Plan Land Use Designation(s): RC - EDR, Wine Country Policy Area
Proposed General Plan Land Use Designation(s): RC - EDR
General Plan Policy Area(s) (if any): Temecula Wine Country
Existing Zoning Classification(s): R-A-2 1/2
Provide details of the proposed General Plan Amendment (attach separate pages if needed):
Remove the existing inconsistent use from the Wine Country Community Plan

Are there previous development application(s) filed on the same site: Yes ☑ No □
If yes, provide Application No(s): PUP 00786
(e.g. Tentative Parcel Map, Zone Change, etc.)
Initial Study (EA) No. (if known) EA37164 & 41736 EIR No. (if applicable): 
Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☑ No □
If yes, indicate the type of report(s) and provide signed copy(ies): GEO02042

<table>
<thead>
<tr>
<th>Name of Company or District serving the area the project site is located (if none, write &quot;none.&quot;)</th>
<th>Are facilities/services available at the project site?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric Company</td>
<td>X</td>
</tr>
<tr>
<td>Gas Company</td>
<td>X</td>
</tr>
<tr>
<td>Telephone Company</td>
<td>X</td>
</tr>
<tr>
<td>Water Company/District</td>
<td>X</td>
</tr>
</tbody>
</table>

Form 295-1030 (3/01/2016)
Name of Company or District serving the area the project site is located
(if none, write "none.")
Sewer District

Are facilities/services available at
the project site?
Yes
No
X

If "No," how far away are the nearest facilities/services? (No. of feet/miles):


Is the Foundation Component General Plan Amendment located within any of the following watersheds?

☐ Santa Ana River/San Jacinto Valley

☒ Santa Margarita River

☐ Whitewater River

Please refer to Riverside County’s Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed)
(http://webintprod.agency.nlm.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm

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

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☐ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) ___________________________ Date ________________

Owner/Representative (2) ___________________________ Date ________________
II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings. 
(Please be specific. Attach separate pages if needed.):

When project public use permit (PUP00786) approved the K-8 school, it was not in the Citrus Vineyard Policy area. When the 2003 GP adopted, it was not in the expanded C/V Policy area.
It was erroneously put into the Wine Country Plan/Policy area - without notice to the landowner.
Thus potentially making this property a prior existing, legal non-conforming use. It should be noted that Sterling Assisted Living Facility, immediately to the South was excluded from W/C policy area.
We are asking for the same consideration.

X
III. **OTHER TYPES OF GENERAL PLAN AMENDMENTS:**

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

See attached

---

**NOTES:**

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.

2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **$10,000.00**. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

   Furthermore:
   - If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
   - Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.

3. Application submittal items a for Foundation General Plan Amendment:
   - This completed application form.
   - Application filing fees.
   - Site map showing the project area and extent.
   - Any additional maps/plans relevant to illustrate the project area location.
PROPERTY OWNERS CERTIFICATION FORM

I, Vinnie Nguyen, certify that on 4/21/2017.

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

APN (s) or case numbers GPA 01176

For Company or Individual’s Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Bradford 4/21/17
NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

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

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

For further information regarding this project, please contact Deborah Bradford, Project Planner at 951-955-6646 or e-mail dbradfor@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at http://planning.rctima.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409
ASMT: 951040018, APN: 951040018
VTR TEMECULA
C/O ALTUS GRP US INC NO 8295
21001 N TATUM NO 1630 630
PHOENIX AZ 85050

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 954182020, APN: 954182020
ROBERT MARTIN
32389 CORTE CORONADO
TEMECULA, CA. 92592
ASMT: 954182024, APN: 954182024
MELISSA HEATON, ETAL
32326 CORTE SAN VINCENTE
TEMECULA, CA. 92592

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 954192006, APN: 954192006
TIMOTHY LINERS, ETAL
32331 CORTE LAS CRUCES
TEMECULA, CA. 92592
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone Number</th>
<th>Address</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>JAN WARREN, ETAL</td>
<td>32343 CORTE LAS CRUCES</td>
<td>954192007</td>
<td>32390 CORTE LAS CRUCES</td>
<td>954192014</td>
</tr>
<tr>
<td>VICTORIA JORDAN, ETAL</td>
<td>32353 CORTE LAS CRUCES</td>
<td>954192008</td>
<td>32378 CORTE LAS CRUCES</td>
<td>954192015</td>
</tr>
<tr>
<td>JOY CAMPBELL, ETAL</td>
<td>32359 CORTE LAS CRUCES</td>
<td>954192009</td>
<td>32366 CORTE LAS CRUCES</td>
<td>954192016</td>
</tr>
<tr>
<td>RONNA ACKERMAN, ETAL</td>
<td>32365 CORTE LAS CRUCES</td>
<td>954192010</td>
<td>32354 CORTE LAS CRUCES</td>
<td>954192017</td>
</tr>
<tr>
<td>DEBRA JOHNSON, ETAL</td>
<td>32381 CORTE LAS CRUCES</td>
<td>954192011</td>
<td>32342 CORTE LAS CRUCES</td>
<td>954192018</td>
</tr>
<tr>
<td>DARCY SORENSEN, ETAL</td>
<td>32399 CORTE LAS CRUCES</td>
<td>954192012</td>
<td>32330 CORTE LAS CRUCES</td>
<td>954192019</td>
</tr>
<tr>
<td>ANDREKKA LANIER, ETAL</td>
<td>32402 CORTE LAS CRUCES</td>
<td>954192013</td>
<td>32318 CORTE LAS CRUCES</td>
<td>954192020</td>
</tr>
<tr>
<td>Name</td>
<td>APN</td>
<td>Street Address</td>
<td>City, State, ZIP</td>
<td></td>
</tr>
<tr>
<td>----------------------</td>
<td>---------</td>
<td>---------------------------------</td>
<td>-----------------</td>
<td></td>
</tr>
<tr>
<td>TOD MAUERMAN, ETAL</td>
<td>954192021</td>
<td>32306 CORTE LAS CRUCES</td>
<td>TEMECULA, CA, 92592</td>
<td></td>
</tr>
<tr>
<td>WILLIAM MOYER</td>
<td>954192033</td>
<td>32377 CTE SANTA CATALINA</td>
<td>TEMECULA, CA, 92592</td>
<td></td>
</tr>
<tr>
<td>DONNA HASSON, ETAL</td>
<td>954192027</td>
<td>32305 CTE SANTA CATALINA</td>
<td>TEMECULA, CA, 92592</td>
<td></td>
</tr>
<tr>
<td>GEORGE ZAYATS</td>
<td>954192034</td>
<td>32389 CTE SANTA CATALINA</td>
<td>TEMECULA, CA, 92592</td>
<td></td>
</tr>
<tr>
<td>REBECCA MATICS, ETAL</td>
<td>954192028</td>
<td>32317 CTE SANTA CATALINA</td>
<td>TEMECULA, CA, 92592</td>
<td></td>
</tr>
<tr>
<td>TRACY MORSE, ETAL</td>
<td>954192035</td>
<td>32401 CTE SANTA CATALINA</td>
<td>TEMECULA, CA, 92592</td>
<td></td>
</tr>
<tr>
<td>DANIEL DURON</td>
<td>954192029</td>
<td>32329 CORTE STA CATALINA</td>
<td>TEMECULA, CA, 92592</td>
<td></td>
</tr>
<tr>
<td>LIN HSU, ETAL</td>
<td>954192036</td>
<td>32400 CTE SANTA CATALINA</td>
<td>TEMECULA, CA, 92592</td>
<td></td>
</tr>
<tr>
<td>MAGDALENA MATHIAS</td>
<td>954192030</td>
<td>32341 CTE SANTA CATALINA</td>
<td>TEMECULA, CA, 92592</td>
<td></td>
</tr>
<tr>
<td>EILEEN LATUPERISSA, ETAL</td>
<td>954192037</td>
<td>32384 CTE SANTA CATALINA</td>
<td>TEMECULA, CA, 92592</td>
<td></td>
</tr>
<tr>
<td>SHANDRA PERCY, ETAL</td>
<td>954192031</td>
<td>32353 CTE SANTA CATALINA</td>
<td>TEMECULA, CA, 92592</td>
<td></td>
</tr>
<tr>
<td>COLLEEN ANDREWS, ETAL</td>
<td>954192038</td>
<td>32370 CTE SANTA CATALINA</td>
<td>TEMECULA, CA, 92592</td>
<td></td>
</tr>
<tr>
<td>TRACI BENJAMIN</td>
<td>954192032</td>
<td>34059 GALLERON ST</td>
<td>TEMECULA CA, 92592</td>
<td></td>
</tr>
<tr>
<td>CARYANN BRAICOVICH, ETAL</td>
<td>954192039</td>
<td>40989 JULO WAY</td>
<td>TEMECULA CA, 92591</td>
<td></td>
</tr>
</tbody>
</table>
ASMT: 954192040, APN: 954192040
MELONY MEADOWS, ETAL
32330 CTE SANTA CATALINA
TEMECULA, CA. 92592

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

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

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

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

TO: □ Office of Planning and Research (OPR)  □ 4080 Lemon Street, 12th Floor
P. O. Box 3044  P. O. Box 1409
Sacramento, CA 95812-3044  Riverside, CA 92502-1409
☒ County of Riverside County Clerk  □ 38686 El Cerrito Road
                          Palm Desert, CA 92261

FROM: Riverside County Planning Department

Project Title/Case No.: GPA01176

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

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

Name of Public Agency Approving Project: Riverside County Planning Department

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

Exempt Status: (Check one)
☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
☒ Categorical Exemption (Sec. 15301)
☐ Statutory Exemption (___________)
☐ Other: Sec. 15061

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

Deborah Bradford
County Contact Person

951-955-6646

Contract Planner
Signature
April 20, 2017
Date

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