


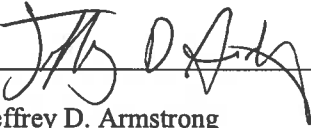
NOTICE OF EXEMPTION

TO: <input type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency) Rancho California Water District (RCWD)
<input type="checkbox"/> Clerk of the Board of Supervisors, or <input checked="" type="checkbox"/> County Clerk County of Riverside Post Office Box 751 Riverside, Ca 92502-0751	Address 42135 Winchester Road Temecula, CA 92590 Attn: Rick Aragon, AGM-CFO/Treasurer

1. Project Title:	Long-Term Ground Lease of Vail Lake RV Resort Campground to KAMP-VL, LLC
2. Project Applicant:	Rancho California Water District (RCWD/District)
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	Leased area: APN 927-380-023, 927-380-007, 927-380-008, 927-380-009, and portions of 927-320-089, 927-680-002, 927-380-019 (see attached Exhibit "A" for legal description of leased areas and related map). Address: 38000 Hwy. 79 South Temecula, CA 92592
4. (a) Project Location – City:	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	This project consists of a long-term ground lease of property owned by the District to KAMP-VL for the potential construction of certain capital improvements to, and the continued operation and management of, the existing Vail Lake RV Resort and other appurtenant improvements and recreational facilities located on the premises. Capital improvements included in the proposed Project consist of upgrades and modifications to existing RV sites, as well as common area improvements, updated signage, septic system and utility repair, roadway improvements, and recreational facility renovations. All proposed Project improvements will take place within the existing developed footprint of the Property, in accordance with approved Conditional Use Permit 3172.
<div style="border: 1px solid black; padding: 5px;"> <p align="center">FILED / POSTED</p> <p>County of Riverside Peter Aldana Assessor-County Clerk-Recorder</p> <p>E-201800280 03/15/2019 04:38 PM Fee: \$ 50.00 Page 1 of 3</p> <p>Removed: _____ By: _____ Deputy</p>  </div>	
6. Name of Public Agency approving project:	RCWD
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Rick Aragon, Assistant General Manager – CFO/Treasurer
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	Section 15301. Existing Facilities – Class 1 (leasing and minor alteration of existing facilities)

(e) <input type="checkbox"/> Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	<p>The proposed Project is categorically exempt from environmental review under CEQA pursuant to State CEQA Guidelines § 15301 (Class 1 – Existing Facilities).</p> <p>The Class 1 exemption applies to, among other things, the leasing of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed Project here qualifies for a Class 1 exemption as it consists of upgrades and repairs to existing facilities on the Project site such as renovations to existing restroom facilities, realignment and improvement of RV sites at existing RV hook-up locations, updated signage and common area improvements. The Project also involves the restoration and rehabilitation of damaged structures to meet current standards of public health and safety, such as repairs to the utilities and septic systems. Repairs to existing streets on site, including minor grading within the disturbed roadway also is contemplated by the Project. (See State CEQA Guidelines, § 15301.)</p> <p>Furthermore, none of the exceptions to the use of the Class 1 categorical exemption identified in State CEQA Guidelines Section 15300.2 apply. The Project will not result in a cumulative impact from successive projects of the same type in the same place, over time. The Project involves the lease of an existing campground to a new entity, with upgrades to existing facilities within the scope of an existing CUP. Additionally, the Project will be located on District property, and would not encourage other campgrounds from other sources to be located on the same site.</p> <p>Additionally, because there are no unusual circumstances applicable to the Project, no potentially significant impacts will result from those (non-existent) unusual circumstances. The Project site is currently developed and all improvements will be within the existing developed footprint. Improvements largely involve upgrades to existing common areas, such as the addition of small playgrounds, or repairs to existing restroom facilities. Existing RV sites would be upgraded to meet modern standards and may involve realignment on the existing footprint. The Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources, as the sites are already developed and no blasting, or other substantial earth-disturbing activities will be required. A minimal amount of grading may be required, but would not extend past the edge of an existing disturbed roadbed. The Project is not located on any hazardous waste sites, and the Project will not cause a substantial adverse change in the significance of a historical resource. There are no hazardous waste sites located on the premises, and, while there may be cultural resources in the area of the Project, the Project site is already fully developed and will not involve any changes outside the</p>

	existing developed footprint. Therefore, the Class 1 exemption applies and no further environmental review is required.
10. Lead Agency Contact Person:	Rick Aragon, Assistant General Manager-CFO/Treasurer
Telephone:	951-296-6900
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
13. Was a public meeting held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public meeting was: <u>March 14, 2019</u>	

Signature:  Date: 3/14/19 Title: General Manager
Name: Jeffrey D. Armstrong

Signed by Lead Agency Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Lease Area Description & Map

Main Campground Area

Consists of the entirety of APN's 927-380-023, 927-380-007, 927-380-008, 927-380-009

Legal Description:

PORTIONS OF PARCELS 8 AND 11 OF PARCEL MAP NO. 22409, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED FEBRUARY 26, 1988 ON FILE IN BOOK 149 PAGES 5 THROUGH 19, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 18437 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED JANUARY 20, 1983 ON FILE IN BOOK 112 PAGES 3 THROUGH 7, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 18437, SAID POINT BEING IN THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 79, AS SHOWN BY PARCEL MAP NO. 18437, SAID RIGHT OF WAY LINE BEING PARALLEL WITH AND 40.00 FEET NORTHERLY OF THE CENTERLINE OF SAID HIGHWAY 79; THENCE ALONG THE WEST LINE OF SAID PARCEL 1 NORTH 3° 54' 57" EAST, 1197.86 FEET (RECORD NORTH 3° 55' 26" EAST, 1196.28 FEET) TO THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1 THE FOLLOWING COURSES: SOUTH 82° 33' 10" EAST (RECORD SOUTH 82° 32' 31" EAST), 84.82 FEET; NORTH 62° 53' 52" EAST (RECORD NORTH 62° 54' 31" EAST), 1576.83 FEET; NORTH 52° 21' 29" EAST (RECORD NORTH 52° 22' 08" EAST), 909.96 FEET; NORTH 74° 37' 28" EAST (RECORD NORTH 74° 38' 07" EAST) 297.73 FEET; NORTH 86° 46' 11" EAST (RECORD NORTH 86° 46' 50" EAST), 393.94 FEET; NORTH 55° 26' 32" EAST (RECORD NORTH 55° 27' 11" EAST), 849.73 FEET;

THENCE LEAVING SAID NORTHWESTERLY LINE OF PARCEL 1 NORTH 32° 23' 25" EAST, 1297.27 FEET TO THE ANGLE POINT IN THE NORTHEASTERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 18437, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF PARCEL 8 OF PARCEL MAP NO. 22409;

THENCE NORTH 31° 40' 18" EAST, 2505.54 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 8, SAID POINT BEING THE WESTERLY TERMINUS OF THAT COURSE SHOWN ON SAID PARCEL MAP AS NUMBER 25 ("SOUTH 89° 23' 49" EAST, 190.01 FEET");

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL 8 THE FOLLOWING COURSES: SOUTH 89° 23' 49" EAST, 190.01 FEET; SOUTH 21° 44' 27"

EAST, 175.48 FEET; SOUTH 40° 45' 49" EAST, 191.44 FEET; SOUTH 03° 21' 59" EAST, 85.15 FEET; SOUTH 34° 59' 31" WEST, 122.07 FEET; SOUTH 85° 21' 52" EAST, 185.61 FEET; SOUTH 23° 12' 04" WEST, 231.35 FEET TO A POINT IN A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 24' 48", A DISTANCE OF 265.96 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 80° 36' 52" WEST, 160.60 FEET TO A POINT IN A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 550.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 31' 38", A DISTANCE OF 561.82 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 22° 05' 14" WEST, 64.13 FEET; SOUTH 04° 00' 15" EAST, 100.24 FEET; SOUTH 06° 46' 54" WEST, 186.30 FEET; SOUTH 59° 38' 31" WEST, 162.25 FEET; SOUTH 72° 08' 24" WEST, 189.11 FEET TO A POINT IN A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 50' 24", A DISTANCE OF 288.02 FEET;

THENCE LEAVING SAID EASTERLY LINE OF PARCEL 8, SOUTH 17° 57' 03" EAST, 3495.62 FEET TO A POINT IN THE NORTHEASTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 18437;

THENCE ALONG SAID NORTHEASTERLY LINE OF PARCEL 1, SOUTH 80° 31' 49" EAST (RECORD SOUTH 80° 31' 43" EAST), 905.00 FEET TO THE MOST EASTERLY TERMINUS OF SAID LINE IN THE EASTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID EASTERLY LINE SOUTH 35° 42' 58" EAST (RECORD SOUTH 35° 42' 52" EAST), 1457.02 FEET AND SOUTH 29° 50' 34" EAST, 419.54 FEET (RECORD SOUTH 29° 50' 32" EAST, 419.77 FEET), TO THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING COURSES; SOUTH 85° 05' 24" WEST, 1010.72 FEET (RECORD SOUTH 85° 05' 22" WEST 1010.75 FEET); NORTH 44° 38' 38" WEST, 1409.26 FEET (RECORD NORTH 44° 38' 23" WEST 1409.50 FEET); SOUTH 82° 56' 34" WEST, 1379.81 FEET (RECORD SOUTH 82° 57' 00" WEST, 1379.76 FEET); NORTH 34° 48' 41" WEST, 606.82 FEET (RECORD NORTH 34° 48' 54" WEST, 606.75 FEET); SOUTH 85° 07' 57" WEST, 1512.87 FEET (RECORD SOUTH 85° 07' 44" WEST, 1512.88 FEET); NORTH 25° 15' 38" WEST, 166.03 FEET (RECORD NORTH 25° 15' 38" WEST, 166.21 FEET); SOUTH 83° 29' 21" WEST, 229.74 FEET (RECORD SOUTH 83° 29' 21" WEST, 229.80 FEET); SOUTH 76° 48' 40" WEST, 201.71 FEET (RECORD SOUTH 76° 48' 40" WEST, 199.58 FEET); SOUTH 67° 14' 50" WEST, 251.75 FEET (RECORD SOUTH 67° 16' 33" WEST, 253.77 FEET); SOUTH 59° 24' 00"

WEST, 312.63 FEET (RECORD SOUTH 59° 25' 43" WEST, 312.51 FEET); SOUTH 50° 17' 46" WEST, 104.86 FEET (RECORD SOUTH 50° 16' 11" WEST, 104.96 FEET); SOUTH 14° 27' 22" WEST, 123.84 FEET (RECORD SOUTH 14° 28' 29" WEST, 123.90 FEET); SOUTH 68° 45' 55" WEST, 369.55 FEET (RECORD SOUTH 68° 46' 39" WEST, 369.63 FEET); SOUTH 5° 05' 43" WEST, 55.33 FEET (RECORD SOUTH 4° 58' 36" WEST, 54.13 FEET) TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 79 AS SHOWN ON SAID PARCEL MAP NO. 22409, SAID RIGHT OF WAY LINE BEING PARALLEL WITH AND 40.00 FEET NORTHERLY OF THE CENTERLINE OF SAID HIGHWAY 79;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 85° 04' 28" WEST, 1083.56 FEET (RECORD NORTH 85° 03' 29" WEST, 1083.72 FEET) TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO RANCHO CALIFORNIA WATER DISTRICT, A PUBLIC CORPORATION, BY DEED RECORDED FEBRUARY 26, 1973 AS INSTRUMENT NO. 24029 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. ALSO KNOWN AS PARCEL "A" OF LOT LINE ADJUSTMENT NO. 3718, RECORDED JUNE 24, 1994 AS INSTRUMENT NO. 257198 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. ALSO KNOWN AS PARCEL "G" OF LOT LINE ADJUSTMENT NO. 4015, RECORDED APRIL 16, 1999 AS INSTRUMENT NO. 163106 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Equestrian Facilities Area

Consists of portions of APN's 927-380-023, 927-320-089

Legal Description:

THOSE PORTIONS OF PARCEL "A" AND PARCEL "G" OF LOT LINE ADJUSTMENT NO. 4015 RECORDED AS INSTRUMENT NO. 163106 ON APRIL 16, 1999, COUNTY OF RIVERSIDE RECORDS, LOCATED IN UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 18437, AS SHOWN BY MAP ON FILE IN BOOK 112 OF PARCEL MAPS AT PAGES 3 THROUGH 7, FILED ON JANUARY 29, 1983, COUNTY OF RIVERSIDE RECORDS;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1, NORTH 29°50'32" WEST (RECORD NORTH 29°50'32" WEST PER SAID PARCEL MAP), 419.77 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE;

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 35°43'01" WEST (RECORD NORTH 35°42'52" WEST PER SAID PARCEL MAP), 1457.02 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 PER SAID PARCEL MAP AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, NORTH 80°31'58" WEST (RECORD NORTH 80°31'43" WEST), 1136.69 FEET;

THENCE LEAVING SAID SOUTHEASTERLY LINE, NORTH 31°07'14" WEST, 1285.79 FEET;

THENCE SOUTH 77°34'14" EAST, 1798.60 FEET;

THENCE SOUTH 01°51'51" EAST, 901.06 FEET TO THE POINT OF BEGINNING.

SAID LEASE AGREEMENT CONTAINS 30.767 ACRES MORE OR LESS

Maintenance Shop Area

Consists of portions of APN's 927-380-023, 927-380-019

Legal Description:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 22409, AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS AT PAGES 5 THROUGH 19, FILED ON FEBRUARY 26, 1988, COUNTY OF RIVERSIDE RECORDS TOGETHER WITH THAT PORTION OF PARCEL "G" OF LOT LINE ADJUSTMENT NO. 4015 RECORDED AS DOCUMENT NO. 163106 ON APRIL 16, 1999, COUNTY OF RIVERSIDE RECORDS, LOCATED IN AN UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID PARCEL 1 OF PARCEL MAP NO. 22409;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY AND NORTHERLY LINES OF SAID PARCEL 1 OVER THE NEXT FOUR COURSES

1. NORTH 44°38'38" WEST (RECORD NORTH 44°38'38" WEST PER SAID PARCEL MAP), 1409.18 FEET;

2. SOUTH 82°56'22" WEST (RECORD SOUTH 82°56'34" WEST PER SAID PARCEL MAP), 1379.81 FEET;

3. NORTH 34°48'44" WEST (RECORD NORTH 44°48'41" WEST PER SAID PARCEL MAP), 606.82 FEET;

4. SOUTH 87°07'57" WEST (RECORD SOUTH 85°07'57" WEST PER SAID PARCEL MAP), 813.19 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 04°54'19" WEST, 230.82 FEET;

THENCE SOUTH 82°01'04" WEST, 1071.92 FEET;

THENCE NORTH 05°51'09" WEST, 431.62 FEET;
THENCE NORTH 81°47'19" EAST, 1155.63 FEET;
THENCE SOUTH 04°54'19" WEST, 216.40 FEET TO THE POINT OF BEGINNING.
SAID LEASE AGREEMENT CONTAINS 11.084 ACRES MORE OR LESS.

Marina "Club House" Area (Per Plot Plan #13501)

Consists of a portion of APN 927-680-002

Legal Description:

THAT PORTION OF PARCEL "CC" OF LOT LINE ADJUSTMENT NO. 3890, RECORDED AS INSTRUMENT NO. 13999, ON JANUARY 15, 1997, COUNTY OF RIVERSIDE RECORDS,

LOCATED IN AN UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT RANCHO PAUBA CORNER 5, AS SHOWN ON PARCEL MAP NO. 22409 FILED ON FEBRUARY 26, 1988 IN BOOK 149 OF PARCEL MAPS AT PAGES 5-19, COUNTY OF RIVERSIDE RECORDS;

THENCE DEPARTING SAID CORNER 5 NORTHWESTERLY, NORTH 56°43'23" WEST, 6653.42 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 52°40'39" EAST, 308.18 FEET;

THENCE NORTH 02°44'31" EAST, 269.96 FEET;

THENCE SOUTH 84°00'33" WEST, 323.03 FEET;

THENCE SOUTH 64°40'26" WEST, 366.83 FEET;

THENCE SOUTH 16°30'09" EAST, 96.29 FEET;

THENCE SOUTH 32°57'58" EAST, 102.60 FEET;

THENCE SOUTH 74°19'28" EAST, 323.71 FEET TO THE POINT OF BEGINNING

CONTAINS 4.62 ACRES MORE OR LESS.

**VAIL LAKE RV RESORT
LEASE AREA MAP**



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LEGEND

- Base Lease
- Equestrian Lease Area
- Shop Area Lease Area

**Marina Club
House Facility
(4.6 AC)**

**Parcels:
APN 927-380-023
APN 927-380-007
APN 927-380-008
APN 927-380-009**

**Equestrian
Lease Area
(31 AC)**

**Maintenance
Shop Lease
Area (11 AC)**

Vail Resort Boundary

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