

RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: December 28, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Env. Health Dept. (Palm Desert)
Riv. Co. Public Health Dept.

Riv. Co. Fire Department (Riv. Office)
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading
Eastern Municipal Water District (EMWD)

TENTATIVE TRACT MAP NO. 33356, MINOR CHANGE NO. 1 – Applicant: Sand Creek Development – Engineer: ACS Consulting – Third Supervisorial District – Rancho California Area Zoning District – Southwest Area Plan– Rancho California Area Zoning District – General Plan: Rural Community: Estate Density Residential (RC:EDR) – Zoning: Wine Country: Residential (WC-R) – Location: westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 39.57 acres **REQUEST:** The minor change proposes a minor lot change, specifically the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, to change the sewer from underground to septic, and change the road designation for in tract roads to rural road standard 138 and to shift the 14 foot trail to within the right of way along Anza Road. APNs: 951-220-002. **BBID: 489-105-311**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on January 4, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: ☐ DH: ☐ PC: ☒ BOS: ☐

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



**Rancho
Water**

November 7, 2018

VIA HAND-DELIVERY

Deborah Bradford
Riverside County Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

**SUBJECT: TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE
NO. 1**

Dear Ms. Bradford:

Rancho California Water District (RCWD) appreciates the opportunity to provide comments on Tentative Tract Map No. 33356 Minor Change No. 1 (Project). RCWD contends that the Project will have significant adverse effects on the Temecula-Murrieta Groundwater Basin. These impacts were clearly identified as part of the County of Riverside's (County) land use planning process for the Wine Country Community Plan. The required mitigation measures to be imposed on all projects in the Wine Country Community Plan were included in EIR No. 524 for the Wine Country Community Plan, as adopted by the County in January 2014. These mitigation measures require the effluent from the proposed Onsite Wastewater Treatment System (OWTS) not to exceed the San Diego Regional Water Quality Control Board (SDRWQCB) water quality thresholds, which the Project's Conditions of Approval fail to achieve.

As per the Mitigation and Monitoring Reporting Program outlined in EIR No. 524, there are three (3) mitigation measures for which either the County Planning Department or the County Department of Environmental Health are identified as the responsible party. Presented in the Hydrology and Water Quality section, the three (3) mitigation measures include:

1. HYD-2: All implementing projects exceeding a discharge of average aggregate wastewater flow that exceeds the San Diego Regional Water Quality Control Board (SDRWQCB) threshold shall be required to connect to sewer services when it is made available by the Eastern Municipal Water District (EMWD). Most single-family residences may be exempted from the average aggregate wastewater flow requirements, regardless of family units.
2. PSU Sewer-1: Interim to sewer services in this region, all implementing projects proposed for construction in the Project area shall provide onsite wastewater treatment that does not exceed a wastewater discharge of 1,200 gpd and to meet compliance with the Basin Plan Groundwater Quality Objectives, as well as additional conditions for salinity management to the satisfaction of the County Department of Environmental Health, RCWD, and the San Diego Regional Water Quality Control Board.

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District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

3. PSU Sewer-2: All implementing projects shall make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project, and/or otherwise ensuring adequate wastewater service consistent with County, RCWD, and Regional Water Quality Control Board requirements, as deemed appropriate by the County during application review, in order to meet water quality standards and comply with applicable policies and regulations adopted by the County, RCWD, and the Regional Water Quality Control Board. Every future project in the Project area shall have special sewer conditions, as established by the County, pursuant to the "Temecula Valley Wine Country (TVWC) Draft Conditions of Approval," adopted by the Board on April 24, 2012.

The Project is located near the intersection of Anza Road and Linda Rosea Road, and is within the Upper Pauba Ground Water Hydrologic Sub-Area of the Santa Margarita Hydrologic Unit. The San Diego Regional Water Quality Control Board's Water Quality Control Plan for the San Diego Basin (Basin Plan) establishes a Total Dissolved Solids (TDS) groundwater quality objective of 500 mg/l throughout this portion of the Pauba Ground Water Hydrologic Sub-Area, which is upgradient from a point 0.5 miles east of the intersection of Butterfield Stage Road and Highway 79 (Basin Plan, Table 3-3 Endnote O). There is also a Nitrate water quality objective of 45 mg/l. In the absence of site-specific groundwater quality data and project-specific assimilative capacity analyses, Regional Water Quality Control Board policy requires the imposition of a 500 mg/l TDS and a 45 mg/l Nitrate effluent limit on all wastewater discharges from the Project. Accordingly, RCWD requests that these mitigation measures be included in the conditions of approval for the Project. Specifically, that the conditions of approval for the Project include:

- The Project shall be required to connect to sewer services when it is made available by EMWD;
- Interim to sewer services in this region being provided by EMWD, the Project shall be permitted to have an Onsite Wastewater Treatment System (OWTS), which does not exceed a wastewater discharge of 1,200 gpd. Note: This is the *maximum daily discharge* that shall be permitted, and may affect the proposed development of the project; and
- The Project shall be responsible for extending sewer lines from sewer trunk lines when made available by EMWD, and destroying the OWTS.

The Project's Condition of Approval Waste Water E. Health 2 Sewage Disposal is unacceptable to RCWD for the following reasons:

- Allows for an OWTS larger than 1,200 gallons per day, which is specifically prohibited by EIR No. 524 Mitigation Measure PSU Sewer-1;
- No requirement for the Project to connect to sewer services when it is made available by EMWD. This is in direct conflict with EIR No. 524 Mitigation Measure PSU Sewer-2, which specifically states that "all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project," thereby requiring extension of sewer lines from an EMWD trunk line, to the project's property frontage; and

- Fails to provide any guarantee that the OWTS approved by the County's Department of Environmental Health will provide adequate protection for the groundwater basin.

In order to utilize the land use entitlements and rights approved by the County within the Wine Country Community Plan, the Project must mitigate the adverse impacts identified in the supporting environmental documentation. The County's Department of Environmental Health has made the incorrect determination that due to the Local Agency Management Plan (LAMP), compliance with the California Environmental Quality Act (CEQA) mitigation measures in EIR No. 524 is no longer necessary. RCWD strongly disagrees, and respectfully references Assembly Bill 885, as approved on September 27, 2000, which directed the State Water Resources Control Board (State Water Board) to develop regulations or standards for Onsite Wastewater Treatment Systems (OWTS) to be implemented by qualified local agencies. In order to authorize local agencies to prepare LAMPs, the State Water Board adopted the *Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems* on June 19, 2012. The State Water Board simultaneously adopted *The Onsite Wastewater Treatment System Policy Final Substitute Environmental Document* (OWTS Environmental Document). The OWTS Environmental Document clearly presents that *the intent of the local agency LAMPs is to provide minimum standards for OWTS, and that local agency LAMPs are not to affect other federal and state regulations*. Per Section 5.3.2 of the OWTS Environmental Document, "The proposed Policy provides minimum standards for siting, construction, operation, and maintenance of specified OWTS in California. The process by which local agencies approve a project that includes construction and operation of an OWTS is a local land use and development process that would remain unchanged by the proposed Policy. Other regulations designed to protect the environment would also be unaffected by implementation of the proposed Policy. This subsection provides an overview of the more important federal, state, and local laws and regulations that protect the environment of California. These laws and regulations would continue to guide the construction and operation of projects in California, including OWTS." (OWTS Environmental Document, Page 129).

RCWD also respectfully disagrees with the following portions of the Planning Commission Staff Report for the Project:

Minor Change Findings 1:

As per County Ordinance No. 460, Section 2.2., Subsection M, "A minor change may alter or delete any condition of approval which is no longer appropriate or necessary." The Project is requesting certain land use entitlements under the County's Wine Country Community Plan, and, as such, is responsible to mitigate the adverse impacts previously identified in EIR No. 524. By removing the condition to sewer the project, you are removing a condition of approval specifically identified as a required mitigation measure. The condition of approval to sewer the Project is still appropriate and necessary, and, thus, it may not be altered or deleted as part of a minor change, per County Ordinance.

Environmental Review/Environmental Findings:

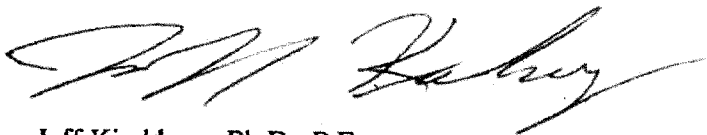
State CEQA guidelines provide that an addendum to an adopted negative declaration may be prepared only if minor technical changes or additions are necessary, and, among other conditions, the following has not occurred: *New information of substantial importance, which was not or could not have been known at the time the previous negative declaration was adopted, and which results in mitigation measures that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the proposed project proponent declines to adopt the mitigation measure.* EIR No. 524 limits projects in the Wine Country Policy Area to an OWTS, which does not exceed a wastewater discharge of 1,200 gpd. EIR No. 524 was adopted in January 2014, so these required mitigation measures could not have been considered and evaluated as part of the Project's original negative declaration in 2011. As such, the County's Environmental Assessment Form: Initial Study Section IV is incorrect, and a subsequent mitigated negative declaration must be prepared with appropriate mitigation measures.

On the afternoon of November 7th, County of Riverside Planning and Department of Environmental Health staff members are scheduled to meet with staff from RCWD, EMWD, and the SDRWQCB to discuss the County's application of the LAMP in the Wine Country Community Plan Area. Additionally, given the Board of Supervisors' action to not approve Item 19.2 (De Portola Estate Winery - Plot Plan No. 180019) on November 6, 2018, we urge that no further action be taken on the Project until after our meeting on November 7th. Until this issue has been resolved, RCWD must insist that these mitigation measures be incorporated into the Project's Conditions of Approval.

Thank you again for the opportunity to provide written comments on the proposed Tentative Tract Map No. 33356 Minor Change No. 1. If you should have any questions or need additional information, please contact me at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Jeff Kirshberg, Ph.D., P.E.
Water Resources Manager

cc: Jeff Armstrong, General Manager
Eva Plajzer, Assistant General Manager-Engineering and Operations
Rich Ottolini, Water Operations Manager



**Rancho
Water**

November 13, 2018

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Eileen Dienzo
Director of Human Resources

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Deborah Bradford
Riverside County Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

**SUBJECT: TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE
NO. 1**

Dear Ms. Bradford:

Rancho California Water District (RCWD) previously provided comments on Tentative Tract Map No. 33356 Minor Change No. 1 (Project) on November 7, 2018. Subsequent to providing these comments, RCWD has determined that each of the 16 residential Onsite Wastewater Treatment Systems (OWTS) included in the Project does not exceed a wastewater discharge of 1,200 gpd. Accordingly, the previously identified mitigation measures from EIR No. 524 are no longer applicable and RCWD has no further opinion on the Project.

Thank you again for the opportunity to provide written comments on the proposed Tentative Tract Map No. 33356 Minor Change No. 1. If you should have any questions or need additional information, please contact me at this office at (951) 296-6900.

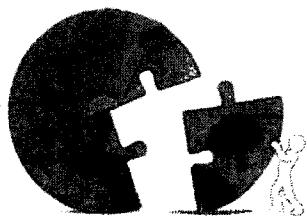
Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Jeff Kirshberg, Ph.D., P.E.
Water Resources Manager

cc: Jeff Armstrong, General Manager
Eva Plajzer, Assistant General Manager-Engineering and Operations
Rich Ottolini, Water Operations Manager

18UK:lm029\FEG



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33356MO1

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

☒ MINOR CHANGE

Original Case No.

TR 33356

☐ REVISED MAP

Original Case No.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Sand Creek Development

Contact Person: Angela Little

E-Mail: awlittle@msn.com

Mailing Address: P.O. Box 181

Winchester ^{Street} CA 92596

City

State

ZIP

Daytime Phone No: (951) 775-1323

Fax No: ()

Engineer/Representative Name: ACS Consulting

Contact Person: Frank Artiga

E-Mail: frank@ACSConsultinginc.com

Mailing Address: P.O. Box 2252

Temecula ^{Street} CA 92593

City

State

ZIP

Daytime Phone No: (951) 757-5178

Fax No: ()

Property Owner Name: Sand Creek Development

Contact Person: Angela D. Little

E-Mail: awlittle@msn.com

Mailing Address: P.O. Box 181 Winchester, CA 92596

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

Winchester CA 92596
City State ZIP

Daytime Phone No: (951) 775-1323 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.

(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.)

Angela D. Little Angela D. Little
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
General Partner
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): 951 220 002
Approximate Gross Acreage: 42

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Linda Rosea, South of Pauca, East of Butterfield Stage West of Anza Rd.

SUBDIVISION PROPOSAL:

Map Schedule: B Minimum Developable Lot Size: 0.5
Number of existing lots: 1 Number of proposed developable lots: 16
Planned Unit Development (PUD): Yes ☐ No ☒ Vesting Map: Yes ☐ No ☒
Number of proposed non-developable lots (excluding streets): 2 Subdivision Density: _____ dwelling units per acre.

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

If yes, provide Application No(s). TK 33356
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): CEO, BIO, ARCHAEO

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

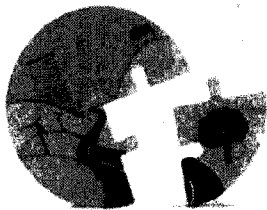
HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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: SAND CREEK DEVELOPMENT LP
Address: PO BOX 181 WINCHESTER CA 92516
Phone number: 951 715-1323
Address of site (street name and number if available, and ZIP Code): NW COR. ANZA /
LINDA ROSEADA.
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: 957 220 002
Specify any list pursuant to Section 65962.5 of the Government Code: N/A
Regulatory Identification number: N/A
Date of list: N/A
Applicant: [Signature] Date 12/3/17

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



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.

Angele D. Little, General Partner, Sand Creek Development
Property Owner(s) Signature(s) and Date

Angela D Little for Sand Creek Development
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

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.

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO A
MITIGATED NEGATIVE DECLARATION (MND)**

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:

TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – EA40032 – Applicant: Sand Creek Development, Angela Little – Engineer/Representative: ACS Consulting, Frank Artiga – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: General Plan: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Wine Country: Residential (WC-R) – Location: Westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 42.4 gross acres **REQUEST:** The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right of way along Anza Road. Project.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 7, 2018**
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 Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@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-described project will not have a significant effect on the environment and has recommended certification of an addendum to a Mitigated Negative Declaration. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, 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 Street 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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 07, 2018.

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

APN (s) or case numbers TR33356M01 for

Company or Individual's Name RCIT - GIS

Distance buffered 600'

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

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

TITLE: GIS Analyst

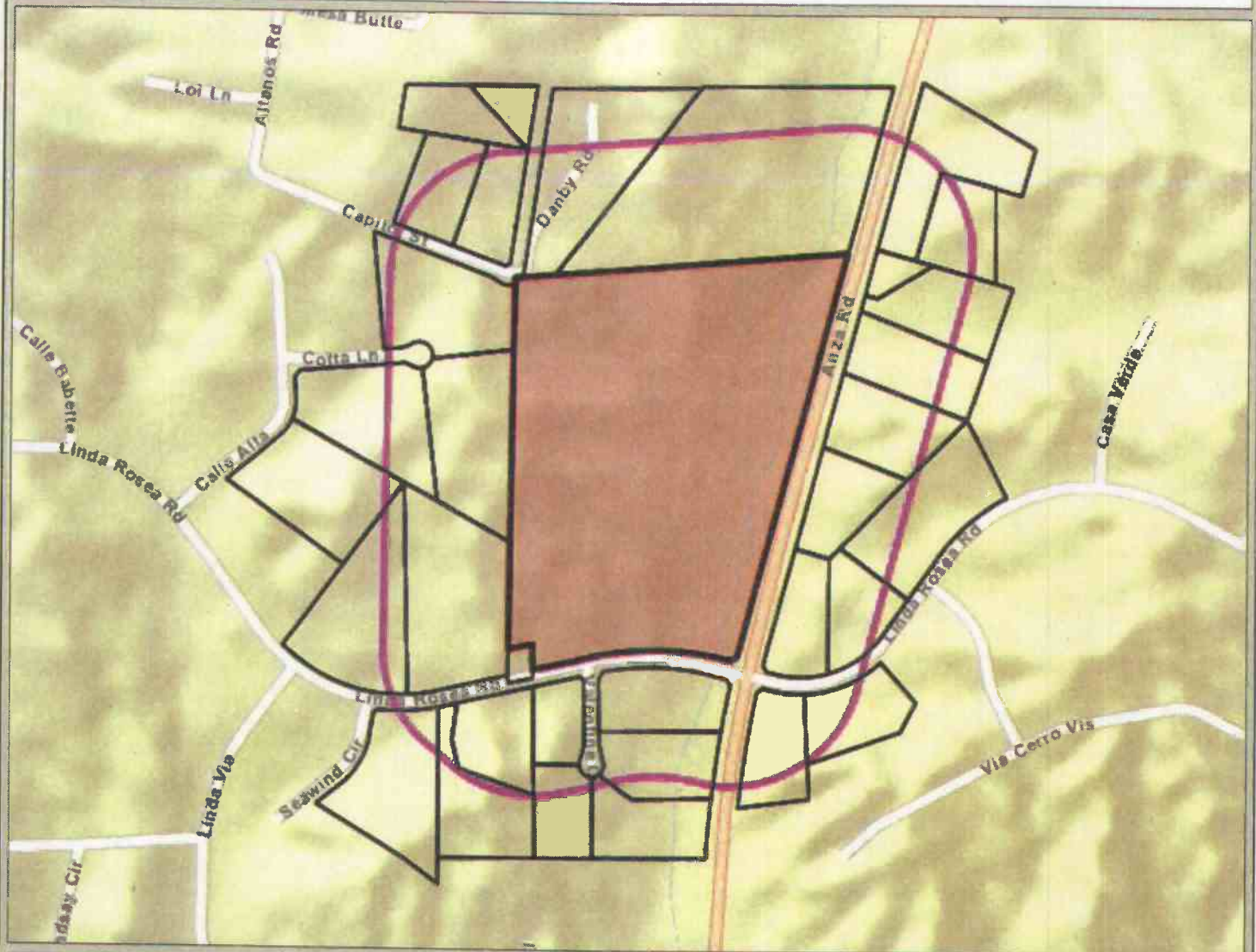
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TR33356M01 (600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 752 1,505 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...8/7/2018 8:41:35 AM

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927410005
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

927390038
LOIS M GIBSON
312 WINDSOR CT
SPEARFISH SD 57783

927390042
DANIEL D GIBSON
CATHERINE F GIBSON
35230 LINDA ROSEA RD
TEMECULA CA. 92592

927120002
JOHN SHINGCHEN GUO
P O BOX 891711
TEMECULA CA 92289

927120001
ALEXANDRA DECARLO
THOMAS DECARLO
36130 MEADOW RIDGE RD
TEMECULA CA 92592

927410036
MOHAMMAD MOHSEN SAADAT
FERESHTEH SAADAT
81 ACACIA TREE LN
IRVINE CA 92612

927410042
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

927390037
JEANNE MARIE ROSATI
42310 ANZA RD
TEMECULA CA. 92592

927390036
ALAN J GOTTESMAN
LINDA L LEMANSKI
42280 ANZA RD
TEMECULA CA. 92592

951170020
CLARK R VANWICK
SALLY R VANWICK
P O BOX 13
TEMECULA CA 92593

951210008
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

951170021
ROBERT TUCKER
STEPHANIE TUCKER
34670 CAPITOL ST
TEMECULA CA. 92592

951230006
DONALD J CONDE
JULIE K CONDE
42950 VALENTINE CIR
TEMECULA CA. 92592

951210010
VAUGHN WILSON
CLARE WILSON
PO BOX 893159
TEMECULA CA 92589

951170029
KEVIN KLUZAK
LORI A KLUZAK
34611 MESA BUTTE
TEMECULA CA 92592

951170038
STEVEN R MASON
SUSAN MASON
34609 MESA BUTTE RD
TEMECULA CA 92592

951170025
MICHAEL S FEINBERG
ELAINE A FEINBERG
42200 DANBY RD
TEMECULA CA. 92592

951230005
STEVE BARLOW
MARIE A BARLOW
34765 LINDA ROSEA RD
TEMECULA CA. 92592

951230002
JAMES J COCCA
CAROL B COCCA
34745 LINDA ROSEA RD
TEMECULA CA. 92592

951170026
BRANDON CLIFFORD ROTELLINI
B CLIFFORD ROTELLINI
MAGDA B DEROTELLINI

41805 ELM ST NO 200
MURRIETA CA 92562

951230003
GROVER ALLEN BURCHILL
OLGA CONNIE BURCHILL
42995 VALENTINE CIR
TEMECULA CA. 92592

951230007
KAREN L MOORE
42976 VALENTINE CIR
TEMECULA CA. 92592

951230014
RAYMOND W CRAIN
DEBRA S CRAIN
P O BOX 893324
TEMECULA CA 92589

951210012
FIKRAT EDWARD COTTA
NEJOOD COTTA
22832 MISTY SEA DR
LAGUNA NIGUEL CA 92677

951210005
LINDSEY L SANDS
MICHAEL W SANDS
42450 CALLE ALTA
TEMECULA CA. 92592

951210011
MICHAEL F RICHARDSON
RHONA RICHARDSON
34675 COTTA LN
TEMECULA CA. 92592

927390040
CHRISTOPHER EDWARD BEALL
35080 LINDA ROSEA RD
TEMECULA CA. 92592

951210013
SONYA J HOOKS BROYLES
34658 LINDA ROSEA RD
TEMECULA CA. 92592

927390039
RANDOLPH L JOHNSON
JACQUELINE P JOHNSON
42410 ANZA RD
TEMECULA CA. 92592

927390041
ROGER D NIXON
TERESA E NIXON
35160 LINDA ROSEA RD
TEMECULA CA. 92592

951210007
JEFFERSON HOOKS
GLORIA ANN HOOKS
34570 LINDA ROSEA
TEMECULA CA. 92592

951220002
SAND CREEK DEV
P O BOX 181
WINCHESTER CA 92596

951230016
STEVE QI
34625 LINDA ROSEA RD
TEMECULA CA. 92592

951240001
ROGER P G HARRIS
34545 LINDA ROSEA
TEMECULA CA 92592

Sand Creek Development
c/o Angela Little
P.O. Box 181
Winchester, CA 92596

Sand Creek Development
c/o Angela Little
P.O. Box 181
Winchester, CA 92596

ACS Consulting
c/o Frank Artiga
P.O. Box 2252
Temecula, CA 92593

ACS Consulting
c/o Frank Artiga
P.O. Box 2252
Temecula, CA 92593

RCHA
c/o Lorraine Harrington
P.O. Box 1622
Temecula, CA 92593

RCHA
c/o Lorraine Harrington
P.O. Box 1622
Temecula, CA 92593

Temecula Valley Unified School Dist.
Facilities Development:
c/o Janet Dixon
31350 Rancho Vista Road
Temecula, CA 92592

Temecula Valley Unified School Dist.
Facilities Development:
c/o Janet Dixon
31350 Rancho Vista Road
Temecula, CA 92592

Rancho Calif. Water District
Engineering Services
42135 Winchester Road
Temecula, CA 92590

Rancho Calif. Water District
Engineering Services
42135 Winchester Road
Temecula, CA 92590

Southern California Edison Company
P.O. Box 800
Rosemead, CA 91770

Southern California Edison Company
P.O. Box 800
Rosemead, CA 91770

Southern California Gas Company
4495 Howard Avenue
Riverside, CA 92507

Southern California Gas Company
4495 Howard Avenue
Riverside, CA 92507

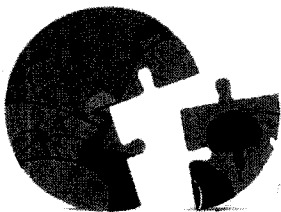
Cultural Resources Committee
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

Cultural Resources Committee
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

South Coast AQMD
Attention: PRDAS
21865 Copley Dr.
Diamond Bar, CA 91765

South Coast AQMD
Attention: PRDAS
21865 Copley Dr.
Diamond Bar, CA 91765

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

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

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

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

TR33356M01/EA40032

Project Title/Case Numbers

Deborah Bradford
County Contact Person

(951) 955-6646
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Sand Creek Development - Angela Little

Project Applicant

P.O. Box 181, Winchester, CA 92596

Address

The proposed project is located west of Anza Road, north of Linda Rosea Road, south of Pauba Road.

Project Location

The Minor Change proposes the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, to change the sewer to septic, and change the road designation for 'In Tract Roads' to Rural Road Standard No.138 and to shift the 14 foot trail to within the right of way along Anza Road. It has been determined that because all potentially significant effects on the environment have been adequately analyzed in the previously approved Mitigated Negative Declaration (EA40032), and an Addendum to EA40032 was prepared pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to EA 40032 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE NOT 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.

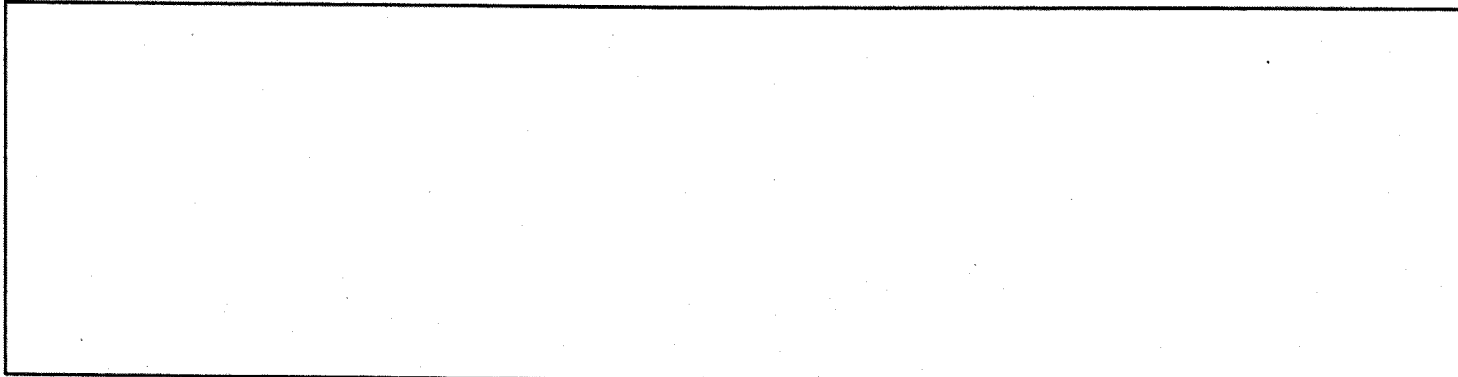
Signature

Deborah Bradford, Contract Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * T0501827

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SAN CREEK DEVELOPMENT LP \$64.00
paid by: CK 1005
CFG FOR EA40032
paid towards: CFG03488 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 10, 2005 09:42
ALMILLER posting date Feb 10, 2005

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0906524

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SAN CREEK DEVELOPMENT LP
paid by: CK 1067

\$1,993.00

CFG FOR EA40032

paid towards: CFG03488 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By SBROSTRO May 12, 2009 08:42
posting date May 12, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1013909

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SAN CREEK DEVELOPMENT LP

\$51.00

paid by: CK 1079

CFG FOR EA40032

paid towards: CFG03488

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

By

MGARDNER

Dec 29, 2010 16:43

posting date Dec 29, 2010

Account Code
658353120100208100

Description
CF&G TRUST

Amount
\$51.00

Overpayments of less than \$5.00 will not be refunded!



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2018**

I. AGENDA ITEM 3.1

TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – EA40032 – Applicant: Sand Creek Development, Angela Little – Engineer/Representative: ACS Consulting, Frank Artiga – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: General Plan: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Wine Country: Residential (WC-R) – Location: Westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 42.4 gross acres – **REQUEST:** .

II. PROJECT DESCRIPTION:

The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right-of-way along Anza Road. Continued from November 7, 2018.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Angela Little, Applicant

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer

A vote of 5-0

CONSIDERED an Addendum for environmental Assessment No. 40032; and,

APPROVED Tentative Tract Map No. 33356 Minor Change No. 1, subject to the conditions of approval.