

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



ITEM: 21.2  
(ID # 12957)

**MEETING DATE:**

Tuesday, July 14, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 – Intent to Adopt a Negative Declaration – Applicant: Juan and Irma Llamas – Engineer/Representative: AC Engineering Group, Inc. c/o Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Existing – Rural: Rural Residential (R: RR) (5 Ac. Min.) – Proposed – Rural Community: Estate Density Residential (RC: EDR) (2 Ac. Min) - Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Existing – Residential Agricultural - 5 Acre Minimum (R-A-5) – Proposed – Residential Agricultural - 2 Acre Minimum (R-A-2) - REQUEST: General Plan Amendment No. 1221 is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR), that has a density of one dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC: EDR) with a density of one dwelling unit per 2 acres. Change of Zone No. 7727 is a proposal to change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). Tentative Parcel Map No. 36302 is a proposal for a Schedule H Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994). District 5. [Applicant Fees 100%]

**ACTION:** Policy

Charissa Lebon, Assistant TLMA Director 7/2/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Hewitt, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: July 14, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT** the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41793**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1221**, that changes the land use designation on the project property from Rural: Rural Residential (R: RR) (5 ac. min.) to Rural Community: Estate Density Residential (RC: EDR) (2 ac. min.), based upon the findings and conclusions provided in this staff report and subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors;
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7727** that changes the subject property zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2), subject to adoption of the General Plan Cycle Resolution and the zoning ordinance by the Board of Supervisors; and
4. **APPROVE TENTATIVE PARCEL MAP NO. 36302**, based upon the findings and conclusions provided in this staff report, and subject to the attached advisory notification document and conditions of approval and final approval of General Plan Amendment No. 1221 and Change of Zone No. 7727.



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

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

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

**BACKGROUND:**

**Summary**

This Project process began on February 14, 2008 when General Plan Amendment No. 965 (GPA No. 965) was applied for. The initiation of GPA No. 00965 proceeded to Planning Commission on August 12, 2008. The Board of Supervisors initiated GPA No. 965 on December 16, 2008 (Agenda Item 15.7).

After initiation, the property owners followed with submittals for a Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HAN No. 1994) in August 2009; a Change of Zone No. 7727 (CZ No. 07727) in January 2010; and a Tentative Parcel Map No. 36302 (TPM No. 36302) in April 2010. These projects were processed until the approach of the next GPA cycle adoption came in 2016. Due to inactivity on the project relating to revised exhibits needed from comments made, development studies required for the project site, and a negative balance on the project case(s); GPA No. 965 was abandoned in August 2015.

A new engineer representative for the property owners came in March of 2016 inquiring about status on TPM36302. The Planning Department informed this new engineer representative that GPA No. 965 was abandoned due to revised exhibits and studies needed and a deposit of funds required. After discussions with the engineer representative, the property owners (applicant), and with planning department management, it was determined by the TLMA Director, to have the applicant apply for a 'new' GPA case, provide revisions to the requested exhibits, and pay the outstanding balance on the project case(s). The applicant and representative applied for the new GPA case (GPA No. 1221) on May 10, 2017.

Discussions with the representative, applicant, and various departments occurred. Comments were provided to the representative and applicant in November 2017. In March 2018 the representative inquired about transportation issues with access off of Reche Vista Drive. The project planner investigated and assisted the engineer representative to resolve those transportation concerns. The project planner informed the representative that edits were still needed on the tentative parcel map and to submit a revised exhibit. In September 2018, the revised tentative parcel map was resubmitted. The project planner assisted the

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

other departments to resolve their concerns or requirements on the revise tentative parcel map.

The proposed project is not within any policy area or overlay area. The General Plan Foundation Component and Land Use Designation will be changed from Rural: Rural Residential (R: RR) (5 Ac. Min.) to Rural Community: Estate Density Residential (RC: EDR) (2 ac. min.) and is consistent with the surrounding community of Reche Canyon as properties directly to the north and west of the Project site are designated RC: EDR. Furthermore the zoning is proposed to change from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). These changes to the land use designation and zoning would not adversely affect the surrounding area or characteristics of the community as direct neighborhood properties to the north and west are of similar property sizing as proposed with the tentative parcel map. There will be consistency by parcel size if not specifically by direct zoning classification. This project would not adversely affect the health, safety, or welfare of the surrounding community.

On June 3, 2020, the Planning Commission voted 5-0 in favor of recommending approval to the Board of Supervisors.

**Impact on Citizens and Businesses**

The Projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA; as detailed in the Planning Commission Staff Report, which is attached hereto and incorporated for reference.


**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT**

  
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Jason Farin, Principal Management Analyst      7/7/2020

  
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Gregory V. Priamos, Director County Counsel      7/2/2020





**PLANNING COMMISSION  
MINUTE ORDER  
JUNE 3, 2020**

**I. AGENDA ITEM 4.1**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 – Intent to Adopt a Negative Declaration** – Applicant: Juan and Irma Llamas – Engineer/Representative: AC Engineering Group, Inc. c/o Rod Arsalan – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Existing – Rural: Rural Residential (R-RR) (5 Acres Min.) – Proposed – Rural Community: Estate Density Residential (RC-EDR) (2 Acres Min.) – Location: Southwesterly of Reche Canyon Road, easterly of Reche Vista Drive, and northerly of Holly Court – 5.22 Gross Acres – Zoning: Existing – Residential Agricultural – 5 Acre Minimum (R-A-5) – Proposed – Residential Agricultural – 2 Acre Minimum (R-A-2).

**II. PROJECT DESCRIPTION:**

**General Plan Amendment No. 1221** is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R-RR) that has a density of one (1) dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC-EDR) with a density of one (1) dwelling unit per two (2) acres. **Change of Zone No. 7727** is a proposal to change the zone from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural – 2 Acre Minimum (R-A-2). **Tentative Parcel Map No. 36302** is a proposal for a Schedule "H" Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two (2) parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994).

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:  
Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

Spoke in favor:  
Juan Llamas, 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 Kroencke, 2<sup>nd</sup> by Commissioner Shaffer  
A vote of 5-0

**ADOPT** Planning Commission Resolution No. 2020-006; and,

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**ADOPT** Negative Declaration for Environmental Assessment No. 41793; and,

**TENTATIVELY** Approve General Plan Amendment No. 1221; and,

**TENTATIVELY** Approve Change of Zone No. 7727; and,

**APPROVE** Tentative Parcel Map No. 36302, subject to the conditions of approval.





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.1

**Planning Commission Hearing: June 3, 2020**

**PROPOSED PROJECT**

**Case Number(s):** General Plan Amendment No. 1221  
Change of Zone No. 7727

**Applicant(s):** Juan & Irma Llamas

Tentative Parcel Map No. 36302

**Representative(s):** AC Engineering

**EA No.:** Negative Declaration 41793


Group, Inc. c/o Rod Arsalan

**Area Plan:** Reche Canyon/Badlands

**Zoning Area/District:** Edgemont-Sunnymead District

**Supervisory District:** Fifth District

**Project Planner:** Tim Wheeler

  
Charissa Leach, P.E.  
Assistant TLMA Director

**Project APN(s):** 471-210-029

**PROJECT DESCRIPTION AND LOCATION**

**General Plan Amendment No. 1221** is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR), that has a density of one dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC: EDR) with a density of one dwelling unit per 2 acres.

**Change of Zone No. 7727** is a proposal to change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2).

**Tentative Parcel Map No. 36302** is a proposal for a Schedule H Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994).

The subject property is located to the southwest of Reche Canyon Road; East of Reche Vista Drive; and North of Holly Court. The east portion of subject property currently has an address of 9045 Reche Canyon Road for an existing dwelling. The west portion of subject property currently has an address of 8490 Reche Vista Drive for an existing second unit dwelling.

The above is hereinafter referred to as "the project or Project".

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**



**ADOPT PLANNING COMMISSION RESOLUTION NO. 2020-006** recommending adoption of General Plan Amendment No. 1221 to the Riverside County Board of Supervisors; and

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT** the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41793**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1221**, that changes the land use designation on the project property from Rural: Rural Residential (R: RR) (5 ac. min.) to Rural Community: Estate Density Residential (RC: EDR) (2 ac. min.), based upon the findings and conclusions provided in this staff report and subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7727**, that changes the subject property zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2), subject to adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE PARCEL MAP NO. 36302**, based upon the findings and conclusions provided in this staff report, and subject to the attached advisory notification document and conditions of approval and final approval of General Plan Amendment No. 1221 and Change of Zone No. 7727.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	Rural Community
Existing General Plan Land Use Designation:	Rural: Rural Residential (R: RR) (5 Ac. Min.)
Proposed General Plan Land Use Designation:	Rural Community: Estate Density Residential (RC: EDR) (2 ac. min.)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Estate Density Residential (RC: EDR)
East:	Rural: Rural Residential (R: RR)
South:	Rural: Rural Residential (R: RR)
West:	Rural Community: Estate Density Residential (RC: EDR)
Existing Zoning Classification:	Residential Agricultural - 5 Acre Minimum (R-A-5)
Proposed Zoning Classification:	Residential Agricultural - 2 Acre Minimum (R-A-2)



Surrounding Zoning Classifications	
North:	Residential Agricultural - 5 Acre Minimum (R-A-5)
East:	Residential Agricultural - 5 Acre Minimum (R-A-5)
South:	Residential Agricultural - 5 Acre Minimum (R-A-5)
West:	Residential Agricultural - 5 Acre Minimum (R-A-5)
Existing Use: Residential Dwellings (Main & 2 <sup>nd</sup> Unit)	
Surrounding Uses	
North:	Residential Dwellings
South:	Residential Dwellings
East:	Residential Dwellings
West:	Residential Dwellings

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5.22 Gross Acres	N/A
Proposed Minimum Lot Width:	Parcel 2 = 209 ft. wide	Min. lot width is 100 ft.
Proposed Minimum Lot Depth:	Parcel 1 = 165 ft. deep	Min. lot depth is 150 ft.
Proposed Minimum Lot Size:	2.10 gross acres	2.00 acres per R-A-2 zone
Total Proposed Number of Lots:	2	N/A
Map Schedule:	Schedule H	

**\*Note: No construction is proposed as part of the Project.**

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes – Outside floodplain, still may require Flood review
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low to Moderate potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High Fire Hazard Classification, SRA
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	Yes
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR fee area
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E (Height Only)



**PROJECT LOCATION MAP**

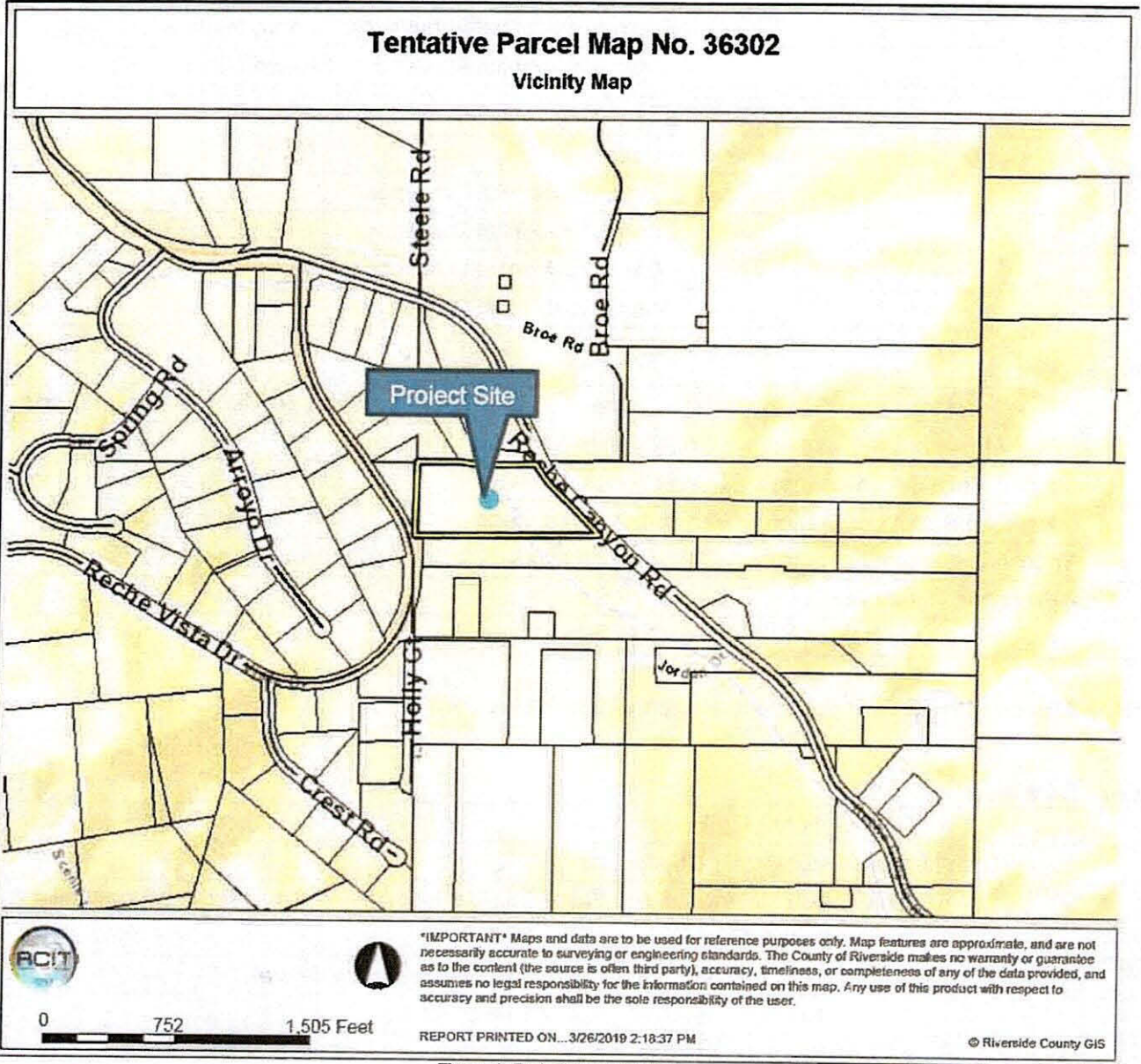


Figure 1: Project Location Map



## PROJECT BACKGROUND AND ANALYSIS

### Background:

This Project process began on February 14, 2008 when General Plan Amendment No. 965 (GPA No. 965) was applied for. The initiation of GPA No. 00965 proceeded to Planning Commission on August 12, 2008. The Board of Supervisors initiated GPA No. 965 on December 16, 2008.

After initiation, the property owners followed with submittals for a Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HAN No. 1994) in August 2009; a Change of Zone No. 7727 (CZ No. 07727) in January 2010; and a Tentative Parcel Map No. 36302 (TPM No. 36302) in April 2010. These projects were processed until the approach of the next GPA cycle adoption came in 2016. Due to inactivity on the project relating to revised exhibits needed from comments made, development studies required for the project site, and a negative balance on the project case(s); GPA No. 965 was abandoned in August 2015.

A new engineer representative for the property owners came in March of 2016 inquiring about status on TPM36302. The Planning Department informed this new engineer representative that GPA No. 965 was abandoned due to revised exhibits and studies needed and a deposit of funds required. After discussions with the engineer representative, the property owners (applicant), and with planning department management; it was determined by the TLMA Director, to have the applicant apply for a 'new' GPA case, provide revisions to the requested exhibits, and pay the outstanding balance on the project case(s). The applicant and representative applied for the new GPA case (GPA No. 1221) on May 10, 2017.

Discussions with the representative, applicant, and various departments occurred. Comments were provided to the representative and applicant in November 2017. In March 2018 the representative inquired about Transportation issues with access off of Reche Vista Drive. The project planner investigated and assisted the engineer representative to resolve those Transportation concerns. The project planner informed the representative that edits were still needed on the tentative parcel map and to submit a revised exhibit. In September 2018, the revised tentative parcel map was resubmitted. The project planner assisted the other departments to resolve their concerns or requirements on the revise tentative parcel map.

The proposed project is not within any policy area or overlay area. The General Plan Foundation Component and Land Use Designation will be changed from Rural: Rural Residential (R: RR) (5 Ac. Min.) to Rural Community: Estate Density Residential (RC: EDR) (2 ac. min.) and is consistent with the surrounding community of Reche Canyon as properties directly to the north and west of the Project site are designated RC: EDR. Furthermore the zoning is proposed to change from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). These changes to the land use designation and zoning would not adversely affect the surrounding area or characteristic of the community as direct neighborhood properties to the north and west are of similar property sizing as proposed with the tentative parcel map. There will be consistency by parcel size if not specifically by direct zoning classification. This project would not adversely affect the health, safety, or welfare of the surrounding community.



## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this Project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

As of the writing of this staff report, no comment letters in response to the circulated IS and ND have been received, and no revisions to the project have been made. As demonstrated in the IS and ND, the proposed Project will result in a less than significant impact to the environment.

## FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

### Technical General Plan Amendment Findings:

The Project site has an existing General Plan Foundation Component and Land Use Designation (collectively "Land Use Designation") of Rural: Rural Residential (R: RR) (5 Ac. Min.). The Project proposes to change the land use designation on the Project site from Rural: Rural Residential (R: RR) (5 Ac. Min.) to Rural Community: Estate Density Residential (RC: EDR) (2 ac. min.). The following findings shall be made prior to making the recommendation to adopt a General Plan Amendment, pursuant to the provisions of the Riverside County General Plan and Zoning Ordinance No. 348:

1. The proposed amendment would not change any policy direction or intent of the General Plan. The primary purpose of the General Plan (Land Use Plan), in the Reche Canyon/Badlands area is to preserve its remote and rural nature. The Land Use Plan designates much of the land in the northern portion of the Area Plan as Rural Mountainous and Open Space: Rural, in keeping with the mountainous character in that portion of the Area Plan. The Project proposed is located as a northern property separating Rural and Rural Community Foundation Components in the Reche Canyon area. None of the Land Use concepts or Vision of the Reche Canyon/Badlands (i.e. Population Growth, Communities and Neighborhoods, Housing, Transportation, Conversation and Open Space Resources, Air Quality, Jobs and Economy, Agricultural Lands, Educational System, Plan Integration, and Financial Realities) would change or be altered due to this Project as it currently exists today. The Project is subdividing the existing five acre property into two parcels with a minimum parcel size of two acres, as is currently allowed to its neighboring parcel directly to the north of the project site.
2. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan. The property is currently bisected with a drainage that crosses the middle of the site south to north that floods occasionally and functionally separates the two portions of the existing parcel. The drainage is the 100 year floodplain and was also noted to contain suitable habitat for Los Angeles pocket mouse and is identified for avoidance as determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) (HANS No. 1994) that was completed for the property and would further reinforce the separation of the two portions of the property. The current land use designation of Rural Residential applied to the whole of this property at the time did not take into consideration the existing drainage and habitat area that runs through the entire center of the project site and completely bifurcates the parcel into two



separate useable areas. Additionally, each portion of the parcel bifurcated by the drainage/habitat area is already developed with a residence. The second unit presents a situation that was not considered in the original land use designation on the site. If the subdivision does not occur, the second unit could continue to cross the drainage area, presenting safety concerns due to flooding of the area and continued degradation to sensitive habitat. However, if the tentative parcel map is approved and its conditions of approval implemented, additional protections would be placed to meet the policy intent of the General Plan to provide safety against flooding hazards and to implement the conservation goals of the MSHCP. Specifically, the subdivision includes a condition of approval (50-Planning-ECS Wildlife Corridor) for Environmental Constraint Sheet to note the conservation easement encompassing the Wildlife Corridor to be delineated on the tentative map. Additionally, there is a condition of approval from Flood Control (50-Flood-Map Show Floodplain ECS) that the flood zone be shown on the map to constrain the project site and state that the approximate floodplains must be kept free of all buildings and obstructions..

### **Change of Zone Findings:**

The following findings shall be made prior to making a recommendation to adopt the Change of Zone, pursuant to the provisions of Ordinance No. 348:

1. The Project site has a zoning classification of Rural Agricultural – 5 Acre Minimum (R-A-5) currently. The Project proposes to modify the total area of the Project site zoned R-A-5 to Rural Agricultural – 2 Acre Minimum (R-A-2). The proposed change of zone, modifying the project site to R-A-2, will be consistent to existing General Plan Land Use Designation to the west and north of Rural Community: Estate Density Residential (RC: EDR); which allows a dwelling unit density range of 2 acres. The Change of Zone to R-A-2 would allow minimum lot sizes of 2 acres, which is directly consistent with the proposed General Plan land use designation that allows a density of 1 dwelling unit per 2 acres.
2. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed Project will not affect or endanger wildlife or fish. The nearest body of water, El Casco Lake, is over 6.45 miles to the east of the Project site. Furthermore, the blue-line stream, that traverses north and south through the project site, is a portion of Reche Canyon Creek; an important linkage for a variety of plant and animal life. The Project is avoiding impacts to the creek, which provides a suitable small mammal habitat system, by restricting any development or disturbance within the flood zone on the subject property; where also Reche Canyon Creek flows through the project site. Additionally, this restricted area provides further avoidance and protection for the Los Angeles pocket mouse and San Bernardino kangaroo rat as identified through biological report prepared by Ken Osborne in 2009 for HANS 1994.
3. The proposed Project is compatible with surrounding land uses, as the surrounding land uses consist of residential dwellings, agricultural and/or animal operations, or vacant land in the community. The existing uses on the Project site are a main dwelling and second unit. Therefore the project is compatible with the surrounding area.
4. The Project site's land use designation is currently Rural: Rural Residential (R: RR), a 5 acre minimum, in the Reche Canyon/Badlands Area Plan. Surrounding land use designations of Rural Community: Estate Density Residential (RC: EDR) directly to the west and north and beyond allow for a smaller minimum lot acreage of 2 acres. Development within these areas are encouraged to be "single-family detached residences and attached residences with a density range of 2 to 5 acres for residential development. Limited agriculture and animal keeping is permitted." The proposed subdivision, with



consistent approval of GPA1221 and CZ7727 will result in two (2) lots of 2.1 acres gross and 3.12 acres gross respectively. The subdivision would be consistent with the intent of the Reche Canyon/Badlands Area Plan and with all other relevant policies of this area and the overall General Plan.

5. The existing zoning classification for the Project site is R-A-5. The proposed change of zone with the Project is a zone classification of R-A-2, which is consistent with the proposed land use designation of RC: EDR, as well as the existing onsite residential properties. Existing properties surrounding the Project site to the west and north and beyond are the same or smaller in size; even if their current zoning classification is R-A-5. The proposed GPA 1221 and CZ7727 with the TPM36302 would result in a General Plan land use designation and zoning classification consistent in this community of rural neighborhoods and lifestyle.

**Tentative Parcel Map Findings:**

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative parcel map will comply with the General Plan by providing a variety of housing types in a single-family residential community, promoting the unique characteristics of the for the Reche Canyon/Badlands area. There are no specific plans within approximately 4 miles of the proposed Project site. All State laws and County of Riverside ordinances have been reviewed and have found the Project to be within compliance.
2. The site is physically suitable for the type and density of the proposed residential development in that the project site is located in an area that is comprised of single-family residential uses, has access readily available from both Reche Canyon Road and Reche Vista Drive respectively. The only environmental constraint is the blue-line stream that is a portion of Reche Canyon Creek within Flood Zone A and the suitable habitat for Los Angeles pocket mouse and San Bernardino kangaroo rat as identified through biological report prepared by Ken Osborne in 2009 for HANS 1994. The proposed subdivision is to properly establish two (2) viably developable properties for residential dwellings. The density proposed is compatible with the existing and planned surrounding land uses within the Project vicinity.
3. The subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed Project will not affect or endanger wildlife or fish. The nearest body of water, El Casco Lake, is over 6.45 miles to the east of the Project site. Furthermore, the blue-line stream, that traverses north and south through the project site, is a portion of Reche Canyon Creek; an important linkage for a variety of plant and animal life. The Project is avoiding impacts to the creek, which provides a suitable small mammal habitat system, by restricting any development or disturbance within the flood zone on the subject property; where also Reche Canyon Creek flows through the project site. Additionally, this restricted area provides further



avoidance and protection for the Los Angeles pocket mouse and San Bernardino kangaroo rat as identified through biological report prepared by Ken Osborne in 2009 for HANS 1994.

4. The design of proposed land division is not likely to cause serious public health problems in that the Project site is not located on a Hazardous Waste Site and currently has two (2) residential dwellings on it. It is within Cal Fire State Responsibility Area or Local Responsibility Area for high fire, but due to the existing residential dwelling on the proposed Project site, the proposed parcels have been established with water tanks to address fire concerns that may arise on site. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on either Reche Canyon Road or Reche Vista Drive respectively; resulting in unsafe conditions. Furthermore, the proposed tentative parcel map would clarify the residential boundaries for the proposed parcels and add conditions to the two existing residential developments to keep out of the restricted drainage area; which can flood.
5. As indicated in the included Project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "H" Map. Section 10.13.A.1 of Ordinance No. 460 pertain to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows:
  - a. Streets: For a Schedule H subdivision, the minimum improvements for a roadway section are as follows: Access Road(s) 24 feet graded. Both Reche Canyon Road and Reche Vista Drive respectively are a total of 60 feet wide, with an additional 10 feet for open space trail dedication on Reche Canyon Road; which exceeds the requirement. The proposed parcel map is consistent with these standards because there are no street improvements required.
  - b. Ord. No. 460 10.13.A.1.b; all streets shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ord. No. 461. The access road(s) for the Project is Reche Canyon Road or Reche Vista Drive respectively, which each has a 60 foot width and is asphalt paved. This meets the requirement.
  - c. There are no requirements for Access Roads and Existing streets because the Transportation Department is not requiring road improvements because there have already been improvements to both Reche Canyon Road and Reche Vista Drive. Ord. No. 460 10.13.A.1.c.
  - d. Ord. No. 460 10.13.A.1.d; does not apply in this case because the Project subdivision does not require sewage disposal collection system(s). In any regards, the Project site currently has two (2) residential dwellings on septic systems.
  - e. Per the Transportation Department, there is no street improvement plans required.
  - f. Agricultural lands within an agricultural preserve or within certain zoning classifications are exempt from the Ordinance No. 460 10.13's improvement requirements. The proposed parcel map is not within an agricultural preserve and is not one of the listed agricultural zoning classifications.
  - g. Ordinance No. 460 10.13.f has certain exceptions that apply to parcel maps located entirely within a community services district. The proposed parcel map is not within a community services district.
6. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, Project design will ensure there will be no conflict with providing accessibility.
7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the Project site's proposed Zoning Classification of Residential Agricultural - 2 Acre Minimum (R-A-2).



**Development Standards Findings:**

1. One family residence shall not exceed forty feet (40') in height. No other building or structure shall exceed fifty feet (50') in height. The Project parcel currently has two (2) dwellings on it (a permitted main dwelling – 010405 built in 1984 and a second unit – BRS071258 built in 2007). The heights are both under 40 feet. All other future buildings or structures will also need to comply with this development standard.
2. The required lot area and dimensions at a minimum lot size cannot be less than 20,000 square feet with the minimum average lot width of 100 feet and a minimum average lot depth of 150 feet. The Project proposes at a minimum width of 209 feet and a minimum depth of 165 feet. The Project's width and depth meet the required development standard for the proposed zone of R-A-2.
3. No animals or fowl, other than domestic pets and poultry and rabbits, for the exclusive use of the occupant, shall be permitted on existing (or proposed) lots that are less than 20,000 square feet in size. Since the Project is proposing lots greater than 20,000 square feet; domestic pets, poultry, rabbits, and animals or fowl are permitted, if desired.
4. The front yard shall not be less than 20 feet, measured from the existing street or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The Project currently has existing structures (a main dwelling and a second unit) on site that abuts two (2) different streets.
5. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. The Project proposes lots of 2.10 gross acres and 3.12 gross acres respectively and has plenty of space to allow two (2) spaces per dwelling unit, as required per Section 18.12 of Ordinance No. 348.

**Other Findings:**

1. The Project site is located within a Criteria Cell Number (#381) and has been previously approved for residential development under the review and JPR approval of HANS1994 for the Multi-Species Habitat Conservation Plan. Suitable habitat for Los Angeles pocket mouse and San Bernardino kangaroo rat are being avoided and conditions of approval ensure the area will not be impacted. (60 – Planning EPD BIO CONSTRAINTS and 80 – Planning EPD BIO CONSTRAINTS)
2. This Project site is not located within a City Sphere of Influence.
3. The Project site is located within an Airport Influence Area (AIA) boundary of the March Air Reserve Base, Zone E (Height Only). The Airport Land Use Commission (ALUC) was provided information on the Project, but since the Project parcel is in the edge of the height only (Zone E) review area; no further review or determination by ALUC was made as it pertained to this Project site.
4. The Project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels



proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

6. In accordance with Senate Bill No. 18, a letter was sent to the Native American Heritage Commission (NAHC) on November 17, 2017. NAHC replied by December 26, 2017 with no concerns indicated. SB18 letters were sent to the tribes on January 9, 2018 and concluded on April 9, 2018 with no concerns or comments to address regarding the Project.

Tribal consultation letters were sent on November 17, 2017. No consultations were requested by the tribes and AB52 was concluded as of December 17, 2017.

**Fire Findings:**

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. The Project site is primarily served by Riverside County Fire Station No. 58 located at 28000 Eucalyptus Avenue, approximately 4.52 miles southeast of the Project site. Thus, the Project site is adequately served by fire protection services under existing conditions.
  - c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by existing road standards for fire equipment access, existing private water supply reserves for emergency fire use.

**Conclusion:**

1. For the reasons discussed above, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.



**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone indicating support/opposition to the proposed Project.

**RESOLUTION No. 2020-006**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 1221**

**WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on June 3, 2020, 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 June 3, 2020, that it has reviewed and considered the environmental document prepared or relied on and, based on the findings and conclusions in the staff report and incorporated herein by reference, recommends that the Board of Supervisors:

**TENTATIVELY ADOPT** the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT. 41793**; and

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1221.**



RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07727 GPA1221 PM36302  
VICINITY/POLICY AREAS

Supervisor: Hewitt  
District 5

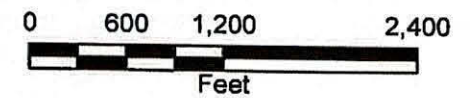
Date Drawn: 04/02/2020  
Vicinity Map



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://fdarcplanonline.org>





RIVERSIDE COUNTY PLANNING DEPARTMENT

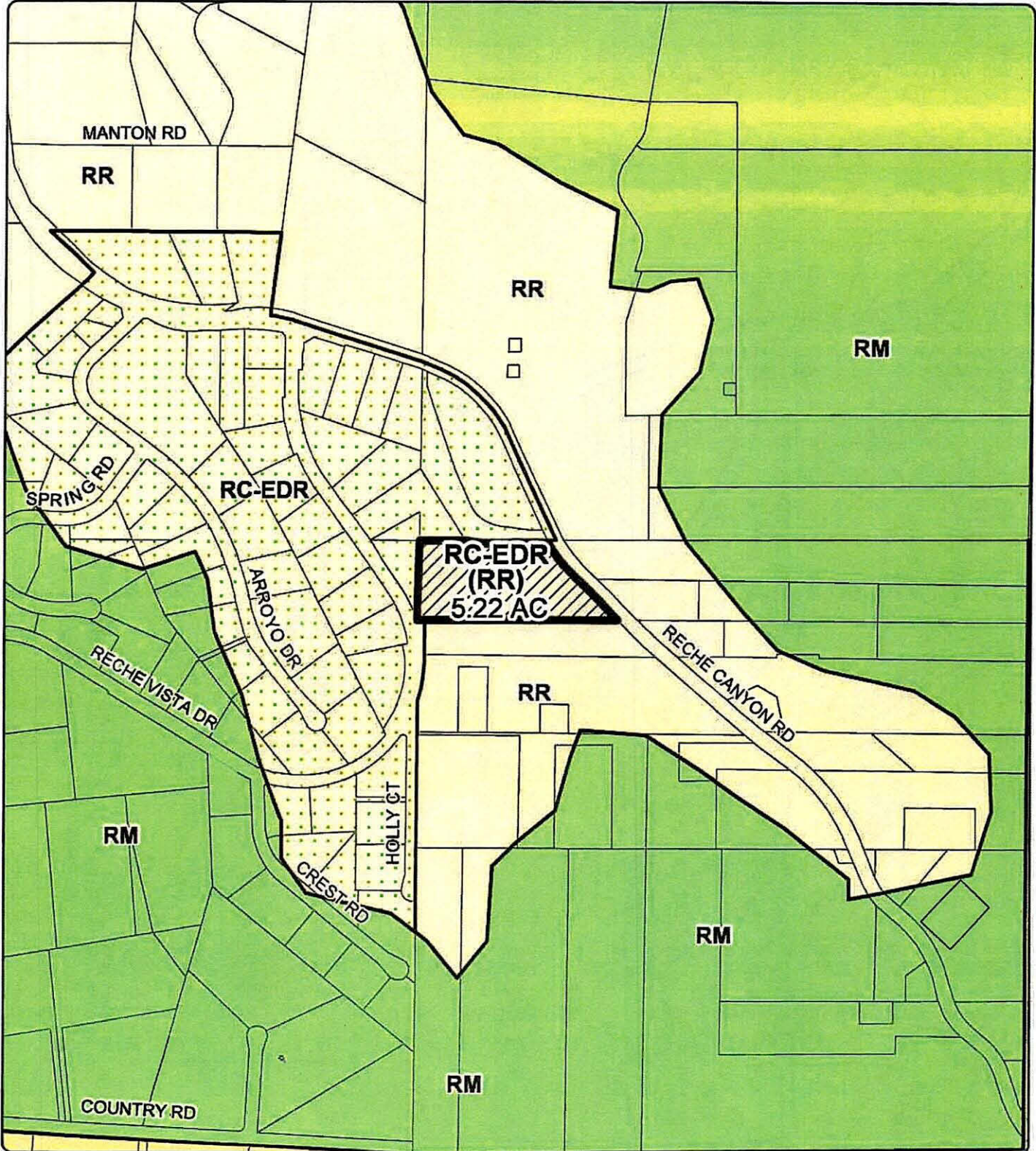
CZ07727 GPA1221 PM36302

PROPOSED GENERAL PLAN

Supervisor: Hewitt  
District 5

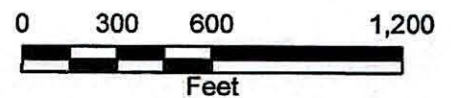
Date Drawn: 04/02/2020

Exhibit 6



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



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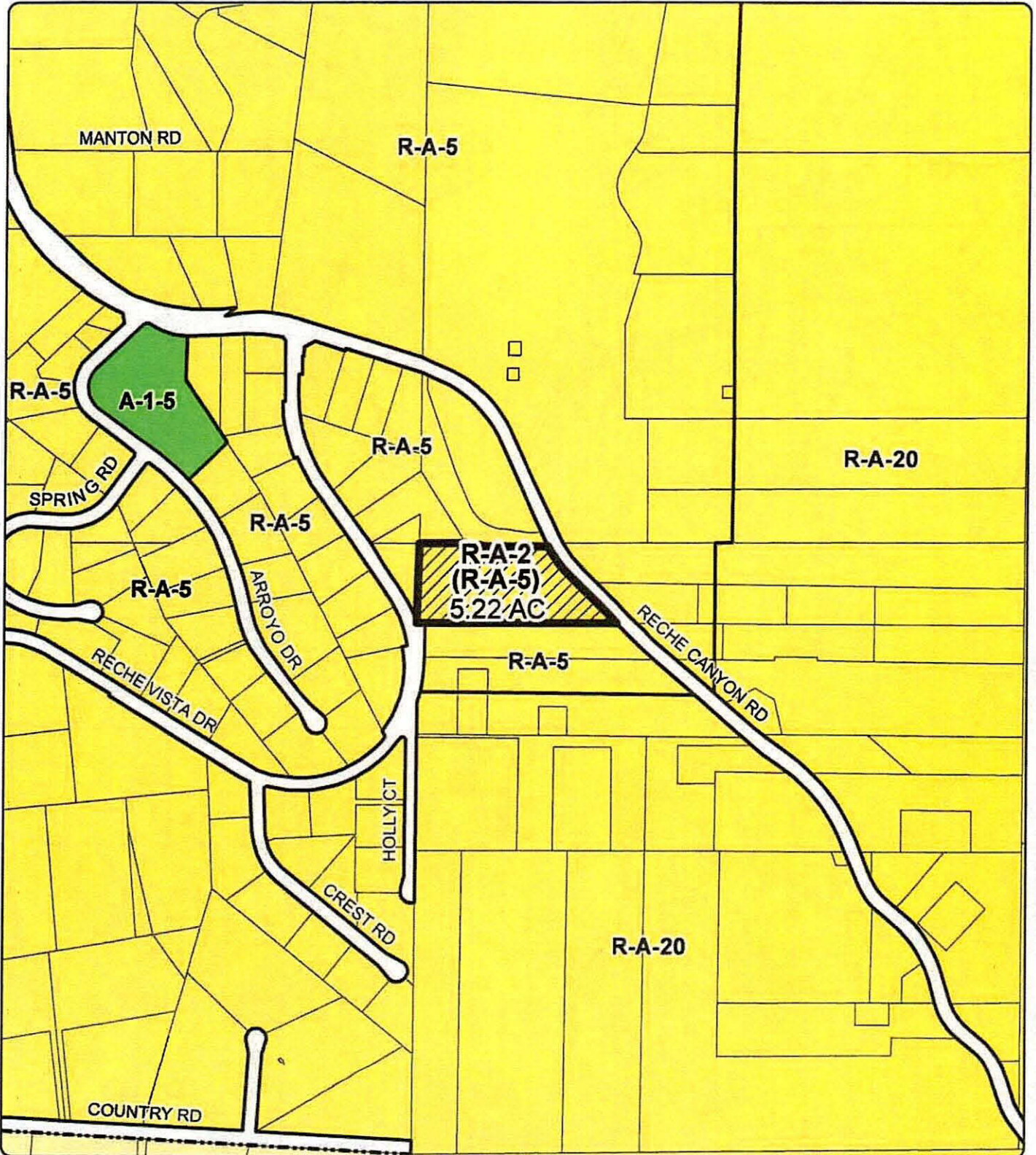
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07727 GPA1221 PM36302

PROPOSED ZONING

Supervisor: Hewitt  
District 5

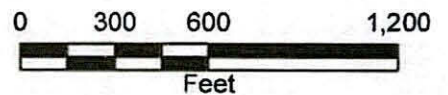
Date Drawn: 04/02/2020  
Exhibit 3



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen

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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07727 GPA1221 PM36302

Supervisor: Hewitt  
District 5

Date Drawn: 04/02/2020

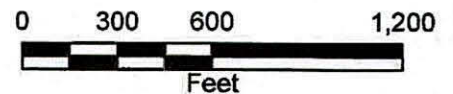
LAND USE

Exhibit 1



Zoning Dist: Edgemont-Sunnymead

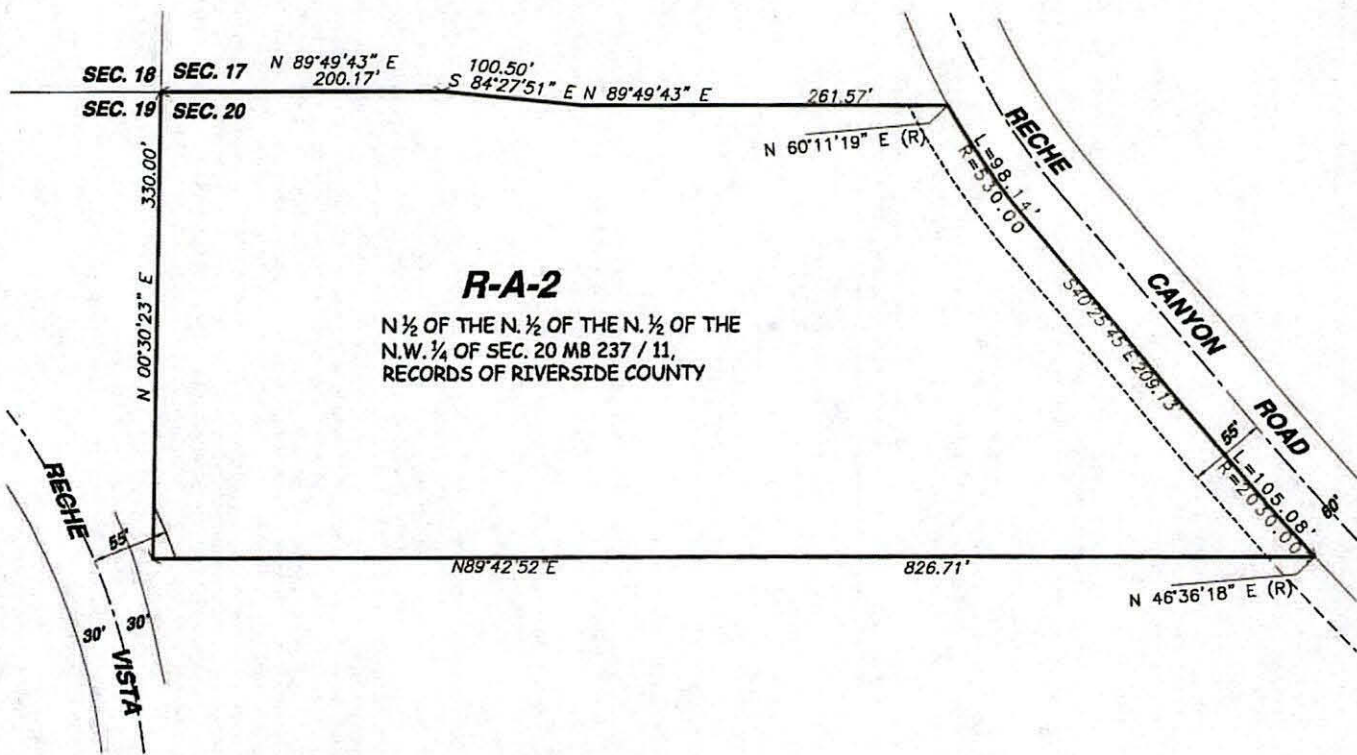
Author: Vinnie Nguyen



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SEC. 20, T. 2 S., R. 3 W. S.B. M



**R-A-2** RESIDENTIAL AGRICULTURAL, 2 ACRE MIN.

MAP NO.  
 CHANGE OF OFFICIAL ZONING PLAN  
 EDMONT SUNNYMEAD  
 DISTRICT

CHANGE OF ZONE CASE NO. 7727  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO.  
 (DATE:)  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS











# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## NEGATIVE DECLARATION

Project/Case Number: GPA1221 / CZ7727 / PM36302 / EA41793

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

### COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: October 1, 2019

Applicant/Project Sponsor: Juan & Irma Llamas Date Submitted: April 8, 2010

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Tim Wheeler Date: June 3, 2020

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Tim Wheeler at 951-955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).



**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (CEQ / EA) Number:** EA41793  
**Project Case Type (s) and Number(s):** GPA01221, CZ07727, and PM36302  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 951-955-6060  
**Applicant's Name:** Juan & Irma Llamas  
**Applicant's Address:** 8490 Reche Vista Drive, Colton, CA 92324

**I. PROJECT INFORMATION**

**Project Description:**

General Plan Amendment No. 1221 is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR), that has a density of one dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC: EDR) with a density of one dwelling unit per 2 acres.

Change of Zone No. 7727 is a proposal to change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2).

Tentative Parcel Map No. 36302 is a proposal for a Schedule H Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994).

The above is hereinafter referred to as "the project or Project".

**A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**B. Total Project Area:** 5.22 Gross Acres

<b>Residential Acres:</b> 5.22 ac	<b>Lots:</b> 2	<b>Units:</b>	
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 471-210-029

**Street References:** Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court. The east portion of subject property is addressed 9045 Reche Canyon Road. The west portion of subject property is addressed 8490 Reche Vista Drive.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 2 South; Range 3 West in Sections 19 and 20

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The Project site currently has two existing dwellings, a main dwelling and



second unit. The existing dwellings are separated by a natural blue-line stream running north to south. Each dwelling unit has a septic system, water well, and water storage tanks. The surrounding properties in all directions are large developed residential parcels.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project is consistent with all applicable land use policies of the Riverside County General Plan and the Reche Canyon/Badlands Area Plan.
2. **Circulation:** The project has adequate circulation to the site through its existing residential developments and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project will avoid natural watercourses and/or, floodplains located on the site. Riparian/Riverine areas present on the site will remain there in their existing conditions with 100% avoidance as it will be incorporated into Parcel 2. The proposed project meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located in a Very High Fire area and State Responsibility Area, and has been reviewed by the Riverside County Fire Department and will implement required fire safety standards and standard fire Conditions of Approval required for a project in a high fire area. The proposed project allows for sufficient provision of emergency response services to the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** The surrounding uses are large-lot residential, equestrian, and agricultural parcels. Because these are similar, low intensity uses, the existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. Neither will the proposed project result in noise compatibility impacts on neighboring land uses. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project provides the appropriate number of housing units for the site relative to the projects parcel sizes and density. These proposed parcels could provide a density consisting of a main dwelling, a secondary dwelling, and a guest quarters. The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies
8. **Healthy Communities:** The proposed project consists of an existing residential dwelling and second unit dwelling. The project meets all applicable Healthy Community policies.

B. **General Plan Area Plan(s):** Reche Canyon/Badlands Area Plan

C. **Existing Foundation Component(s):** Rural

D. **Proposed Foundation Component(s):** Rural Community

E. **Existing Land Use Designation(s):** Rural: Rural Residential (R: RR) (5 Ac. Min.)



**F. Proposed Land Use Designation(s):** Rural Community: Estate Density Residential (RC: EDR) (2 ac. min.)

**G. Overlay(s), if any:** N/A

**H. Policy Area(s), if any:** N/A

**I. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Reche Canyon/Badlands Area Plan

2. **Foundation Component(s):** Rural to the east and south; Rural Community to the north and west

3. **Land Use Designation(s):** Rural: Rural Residential (R: RR) to the east and south; Rural Community: Estate Density Residential to the north and west

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A

**J. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

**K. Existing Zoning:** Residential Agricultural - 5 Acre Minimum (R-A-5)

**L. Proposed Zoning, if any:** Residential Agricultural - 2 Acre Minimum (R-A-2)

**M. Adjacent and Surrounding Zoning:** Residential Agricultural - 5 Acre Minimum (R-A-5) to the north, east, west, and south

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                         | <input type="checkbox"/> Paleontological Resources     | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing          |   |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

### IV. DETERMINATION



On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

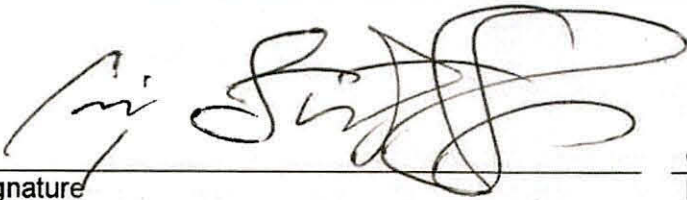
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.





Signature

October 1, 2019

Date

Tim Wheeler  
Urban Regional Planner III  
Printed Name

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



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The Project is located approximately 20 miles east of State Highway 243, which is the nearest designated as State Scenic Highway by the California Department of Transportation (Caltrans) and the Riverside County General Plan resource. Development Standards and Design Guidelines (Architecture and Landscaping) set forth in Ordinance 348 would ensure that any possible future structures would match the existing or surrounding aesthetic in a manner that would be visually attractive and would not adversely affect public views or public views in adjacency with Highway 243. Moreover, the proposed subdivision would have no development or disturbance as a result of this subdivision. The proposed project would not increase the use or intensity of the site. There will be no impacts.

b) The proposed Project is to subdivide the existing 5.22 gross acres into two legal parcels of land. Each proposed parcel would house an existing developed residential dwelling, with septic systems, water wells and tanks. Parcel 2 of the proposed subdivision will retain the existing blue line stream (Reche Canyon Creek). No development or disturbance is proposed as a result of this subdivision; thus the blue line stream will not be altered or disturbed due to this subdivision. The proposed project would not increase the use or intensity of the project site. The Project will not substantially damage scenic



resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public. Impacts will be less than significant.

c) The Project is located in a non-urbanized area. The Project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings as project currently has existing residential dwellings on it and the surrounding properties are of the same visual character and quality. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The Project is located approximately 48 miles from the Mt. Palomar Observatory and is not within a definable lighting zone per Ordinance No. 655. Ordinance No. 655 proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. As the Project site is over 45 miles from the Mt. Palomar Observatory, the Project will not have a conditioned to note on the Environmental Constraints sheet but the advisory notification document will advise the applicant to observe typical lighting protocols advised and or address as a part of Ordinance No. 655. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The Project currently has existing residential dwellings on site of a main residential dwelling and second unit dwelling. No new source of substantial light or glare which would adversely affect day or nighttime views will be created due to this subdivision. Additionally, no unacceptable light levels will be exposed to residential properties within the surrounding area. There will be no impacts.

Mitigation: No mitigation is required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project:

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

**Findings of Fact:**

- a) According to the County General Plan and GIS database, the Project is not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; but within Other Lands and Urban Built-Up Lands. Therefore there will be no impacts.
- b) According to the County GIS database, the Project is not located within an Agriculture Preserve or under a Williamson Act contract. Therefore there will be no impacts.
- c) The Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The closest agriculturally zoned property is over 900 feet away from the Project site. Therefore there will be no impacts.
- d) The Project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. Therefore there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**5. Forest** Would the project:

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

**Findings of Fact:**

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed Project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. There will be no impacts.

b) According to the Pass Area Plan Land Use Map, the Project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, there will be no impacts.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project:

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

**Findings of Fact:**



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2016 AQMP in March 2017. The 2016 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2016 AQMP are based on several assumptions. For example, the 2016 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2016 Regional Transportation Plan (RTP). The 2016 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development. Impacts will be less than significant.

b) A Project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed Project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Any development in the SCAB would be subject to these standards. The proposed project (a Schedule H subdivision), would be exempt due to the status that no development or disturbance is proposed as a result of this subdivision. The proposed project would not increase the use or intensity of the site. The Project site already has two permitted dwellings on it, one that will be on each proposed parcel. There will be no impacts.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The Project is a proposed subdivision with existing two dwelling on it, one will be on each proposed parcel. The Project proposed (A Schedule H subdivision) will not have an effect on sensitive receptors. There will be no impacts.

d) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities. The Project does not contain land uses typically associated with emitting objectionable odors. The proposed Project (a Schedule H subdivision) would subdivide the Project site with existing two residential dwellings on it, on for each proposed parcel. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project:				
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

**Findings of Fact:**

a) The Project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Criteria Cell No. 381. It was previously approved for residential development under the review and Joint Project Review (JPR) 09-11-16-01 approval of HANS01994 for the WRMSHCP. No conservation required for this project site under the WRMSHCP. Conservation described for the area is targeted for Proposed Linkage 4, which is approximately 1,000 feet south of this project site. The project site would not conflict with Reserve Assembly. Furthermore, the proposed Project (a Schedule H subdivision) does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant.

b-c) The Project will not have a substantial direct, or indirect effect through habitat modifications on any endangered species or species of special status in accordance with Federal Regulations, California



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Department of Fish and Game, or U.S. Wildlife Service. The Project site is already developed with two permitted residential dwelling, one will be on each proposed parcel. Impacts will be less than significant.

d). The Project will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed Project. No changes are proposed to the site. There will be no impacts.

e-f) The Project site does contain riverine/riparian areas. A riverine area designated as blue line stream does run through the project site (north to south) and is to be contained within the area delignated as "Small Mammal Habitat to be Avoided" that would appear on the Tentative Parcel Map and Environmental Constraint Sheet (ECS). Reche Canyon Wash flows north to south through the center of this property which is a blue line stream which qualifies as a riverine feature, however no riparian habitat is associated with the wash on this site. A condition of approval restricting grading and building in this area has been placed on the project and will protect the area from future impacts from development should any potential development occur in the future (60-Planning-EPD – Bio Constraint Area) . No other sensitive natural communities or federally protected wetlands exist onsite. Impacts will be less than significant.

g) The proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No changes are proposed to the site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**CULTURAL RESOURCES** Would the project:

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials

Findings of Fact:

a-b) No historic sites or structures exist within or near to the proposed Project site. Therefore Project implementation will not alter or destroy any historic site. No changes are proposed to the site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials,

**Findings of Fact:**

a-c) The Project will not alter or destroy, cause a substantial change in the significance of a historical resource, nor disturb human remains. No construction activities for development are proposed. Any future grading or construction for development has been conditioned to address any unanticipated resources or human remains if found. These conditions are standard for proposed grading activities and are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**ENERGY** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Energy Impacts</b>				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

**Findings of Fact:**

a-b) The proposed Project will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation or conflict with or obstruct a State or Local plan for renewable energy or energy efficiency as the Project is a subdivision with two existing dwellings currently on site. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>				
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having a low to moderate potential for liquefaction. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source(s):** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Findings of Fact:

a) According to "Map My County," the Project site is not located in a fault zone and is over 850 feet north from a fault zone established by the County of Riverside. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

Findings of Fact:

a) Based on the large extent of mountainous terrain that makes up the Reche Canyon area and per the *Riverside County General Plan Figure S-5, Regions Underlain by Steep Slope* map showing the area that may provide a slope angle 30% or greater; the subject site is not considered subject to gross instability. The slope stability analysis found the total static, seismic and differential settlement of the site is less than 1/2, 3/4, and 1/4 inch, respectively. Based on the slope stability analysis, the calculated factors of safety for onsite slopes in static and seismic conditions are well over 1.5 and 1.1, respectively, indicating that site slopes are adequately stable. The slope is stable for seismic and static loading with the construction of either the drilled caisson or mat foundation. Furthermore, and as shown on County of Riverside General Plan, Reche Canyon/Badlands Area Plan Figure 14, *Slope Instability*, the Project site is located in an area mapped as low to locally moderate susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Thus, impacts are less than significant and no mitigation is required. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

Findings of Fact:

a) The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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alluvium vs. bedrock) are present. According to "Map My County," the Project site is located in an area mapped as low to locally moderate subsidence susceptibility. No development is proposed on the Project site as the parcel currently has two existing dwellings on site. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) The Project site is more than 52 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Additionally, *Figure 10, Reche Canyon/Badlands Area Plan Flood Hazards* illustrates that a portion of Project site is not located within a 100-Year Flood Zone. The potential for the Project site to be impacted by mudflow hazards is low. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) The Project is situated with the western portion of the project site higher in elevation than the eastern portion. There is a difference of approximately 14 feet in elevation. Furthermore, both the western and eastern portions are already developed with both a residential dwelling and accessory structure on them. No further development is purposed. The Project would not anticipate to create any steep slopes as no construction is purposed. There will be no impacts.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No construction is proposed. There will be no impacts.

c) The Project will not result in grading that affects or negates subsurface sewage disposal systems. No construction is proposed. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The Project site will not result in the loss of topsoil or soil erosion from grading activities, as no grading or development of the project site is proposed. Impacts will be less than significant.

b) If grading or development of the Project site were to occur, any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code (CBC). Therefore, there would be no risk to life or property as CBC requirements are applicable to all developments, they are not considered mitigation for CEQA implementation purposes. There will be no impacts.

c) The project is not proposing the use of new septic systems and all existing septic has been certified. The proposed project will not require the installation of a septic system. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**19. Wind Erosion and Blowsand from project either on or off site.**

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a) Implementation of the proposed project will not involve grading, various construction activities, or result in any increase in water erosion, on or off-site. The Project site is already developed with two dwellings that will be located on either proposed parcel. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

**Findings of Fact:**

a) The Project is not proposing any construction, as currently on site there are two existing residential dwellings. No additional development is proposed, so no additional greenhouse gas emissions (GHG) would occur either directly or indirectly that could have an impact on the environment. There will be no impacts.

b) The project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The project is to subdivide a five acre parcel with existing dwellings on it. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Hazards and Hazardous Materials</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials

**Findings of Fact:**

a) The proposed Project will not create a substantial hazard to the public or the environment through transport, use, or disposal of hazardous materials as this is an existing conditions with two existing residential homes. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Impacts associated with the routine transport, use of hazardous materials, or wastes from construction activity will not occur. There will be no impacts.

b) The Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because the Project is a subdivision of property with two existing dwelling on site. There will be no impacts.

c) The Project includes adequate access for emergency response vehicles and personnel off of Reche Canyon Road and Reche Vista Drive; therefore the proposed project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. There will be no impacts.

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The nearest school to the Project site is Sugar Hill Elementary School, which is located 1.73 miles southwest of the Project site. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. There will be no impacts.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**22. Airports**

a) Result in an inconsistency with an Airport Master Plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," GIS database

**Findings of Fact:**

a) The closest airport is the March Air Reserve Base which is located approximately 6.00 miles southwest of the Project site. Therefore, the Project site is not located within the vicinity of any public or private airport; and the Project will not result in an inconsistency with an Airport Master Plan. There will be no impact.

b) The Project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There will be no impact.

c) The Project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the Project area. There will be no impact.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the Project area. There will be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project:

**23. Water Quality Impacts**

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

**Findings of Fact:**

a) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. It is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality as existing water is supplied to the Project site by water wells and water tanks are also on site. No further development is proposed. Impacts will be less than significant.

b) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. Existing water facilities are on site, water wells and water tanks, and existing septic systems. Due to the limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that the Project may impede sustainable groundwater management (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Impacts will be less than significant.

c) Due to the limited scope of the proposed Project and the existing development onsite (two residential dwellings), there will not be a substantial alteration to the existing drainage pattern of the site or area. No alteration would occur on site as the creek that runs north to south through the Project will be delineated as a Flood Zone and must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Furthermore, HAN01994 is delineated within the same boundaries as the Flood Zone and is to be avoided for small mammal habitat. These delineations will be shown on the Environmental Constraint Sheet (ECS) when the Project parcel map is recorded. With these delineations, it would result in a complete avoidance of the creek or streambed or blue-line on the Project site. Impacts will be less than significant.

d) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. No further development is proposed that would result in substantial erosion or siltation on-site or off-site. There will be no impacts.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. No further development is proposed that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. There will be no impacts.

f) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. No further development is proposed that would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. There will be no impacts.

g) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. The Project would not impede or redirect flood flows as the creek or blue-line stream that runs through the project property from north to south will be delineated under the recorded ECS for the proposed parcel map as a restricted area for development, free of all buildings and obstructions. Additionally, HANS01994 is delineated on the ECS as an area of avoidance for small mammal habitat. With these delineations, the flood flows will not be impeded or redirected. Impacts will be less than significant.

h-i) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. No further development is proposed that would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Additionally, there would be no risk of the release of pollutants due to implementation of the Project. The Project is in a low to moderate susceptible sediment area, a Flood Zone is delineated on the Project site in conjunction with the Reche Canyon Creek. There are no other flood hazards, tsunami, or seiche zones. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING** Would the project:

**24. Land Use**

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The Project site currently has two permitted residential dwellings; with utilities (water, septic, electrical) services provided on site. The primary dwelling was finalized in July 1984 (#005820) and a Second Unit Permit (SUP01244) was approved by Planning in May 2007; with a residential dwelling permit finalized in September 2008. The proposed Project would subdivide the property into two parcels



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with one of the existing residences on each parcel. Additionally the proposed Project would establish a Flood Zone and delineated habitat area that would not be disturbed for any development and would primarily reside on Parcel 2 of the proposed Project. With this delineation, the project would not cause a significant environmental impact and/or conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effects. The General Plan would change from Rural to Rural Community and the Zone would change from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). Properties to the north and west of the Project site are of the same designation as what is proposed. Impacts will be less than significant.

b) The proposed Project is a parcel subdivision of land that currently has two permitted residential dwelling on it; one that would be on each proposed parcel. No further development is proposed that would disrupt or divide the physical arrangement of an established community (including a low-income or minority community). There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project:

**25. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a) The Project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

b) According to Figure OS-6 "Mineral Resources Area", the Project site is not located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the Project site. The Project does not propose any mineral extraction on the Project site. The Project site is currently has two existing residential dwellings on it. There will be no impacts.

c) The Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There will be no impacts.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**NOISE** Would the project result in:

**26. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

**Findings of Fact:**

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the project site to excessive noise levels. The closest airport is the March Air Reserve Base which is located approximately 6.00 miles southwest of the Project site. There will be no impacts.

b) The Project is not located within the vicinity of a private airstrip that will expose people residing on the Project site to excessive noise levels. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**27. Noise Effects by the Project**

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

**Source(s):** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

**Findings of Fact:**

a) The Project will not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies due to the fact that the proposed Project is a subdivision of



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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an existing parcel with two existing residential dwellings on it. The proposed subdivision will only place one of the existing dwellings on each proposed parcel. No other development is proposed that would generate noise. There will be no impacts.

b) The Project will not generate excessive ground-borne vibration or ground-borne noise levels due to the fact that the proposed Project is a subdivision of an existing parcel with two existing residential dwellings on it. The proposed subdivision will only place one of the existing dwellings on each proposed parcel. No other development is proposed that would generate ground-borne vibration or ground-borne noise levels. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

a) The Project site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Any Project site grading/earthmoving activities could potentially impact this resource. The proposed Project is simply a subdivision of an existing developed property with two existing residential dwellings on it. The proposed subdivision will only place one of the existing dwellings on each proposed parcel. No other development is proposed at this time.

A condition of approval (prior to a grading permit) has been placed on the Project to address any concerns if development were to occur in the future. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Project Application Materials, GIS database, Riverside County General Plan Housing Element

**Findings of Fact:**

- a) The Project site is currently used for two residential dwellings; with on proposed on each proposed parcel. The Project will not displace any housing, necessitating the construction of replacement housing elsewhere. No further development is proposed. There will be no impacts.
- b) The Project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. There will be no impacts.
- f) The Project will not induce substantial unplanned population growth in an area directly or indirectly through proposing new homes and businesses or extension of roads or other infrastructure. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

**30. Fire Services**

**Source(s):** Riverside County General Plan Safety Element

**Findings of Fact:**

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Moreno Beach Fire Station No. 58, located at 28000 Eucalyptus Avenue, Moreno Valley, CA; approximately 5 miles southeast of the Project site.

The Project site currently has two permitted residential dwellings; with utilities (water, septic, electrical) services provided on site. The primary dwelling was finalized in July 1984 (#005820) and a Second Unit Permit (SUP01244) was approved by Planning in May 2007; with a residential dwelling permit finalized in September 2008. No development or disturbance is proposed as a result of this subdivision. The proposed project would not increase the use or intensity of the site. Any potential significant effects would have been mitigated by the payment of standard fees to the County of Riverside. The Project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. For any future residential development, the Project may need to comply with County Ordinance No. 659 to mitigate the possible potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore, the proposed Project that includes two existing residential dwellings will be required to fulfill all conditions listed by Riverside



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Fire Department, which are standard Conditions of Approval and pursuant to CEQA, are not considered mitigation; if any future development were to occur. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Sheriff Services**

Source(s): Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department and City-Operated Police Agencies provide community policing to the project area via the Moreno Valley City Police/Sheriff Station located at 22850 Calle San Juan De Los Lagos, Moreno Valley, CA; approximately 5.5 miles southwest of the Project site.

The Project site currently has two permitted residential dwellings; with utilities (water, septic, electrical) services provided on site. The primary dwelling was finalized in July 1984 (#005820) and a Second Unit Permit (SUP01244) was approved by Planning in May 2007; with a residential dwelling permit finalized in September 2008. No development or disturbance is proposed as a result of this subdivision. The proposed project would not increase the use or intensity of the site. Any potential significant effects would have been mitigated by the payment of standard fees to the County of Riverside. The Project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. For any future residential development, the Project may need to comply with County Ordinance No. 659 to mitigate the possible potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore, the proposed Project that includes two existing residential dwellings and are currently serviced by the Sheriffs' Department. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Schools**

Source(s): School District correspondence, GIS database

Findings of Fact:

The Project site is located within the Colton Joint Banning Unified School District. The nearest school to the Project site is Sugar Hill Elementary School, located 1.76 miles southwest of the Project site. The Project site currently has two permitted residential dwellings; with utilities (water, septic, electrical) services provided on site. The primary dwelling was finalized in July 1984 (#005820) and a Second Unit Permit (SUP01244) was approved by Planning in May 2007; with a residential dwelling permit finalized in September 2008. School Mitigation Impact Fees were paid as a condition of approval for the existing residential dwelling. No development or disturbance is proposed as a result of this subdivision. The



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project would not increase the use or intensity of the site. The Project will not physically alter existing facilities or result in the construction of new facilities. Were any future residential development occur, the Project is required to comply with School Mitigation Impact Fees to provide adequate school services. Furthermore, the proposed subdivision is conditioned to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. If any future development were to occur; that subject development would need to comply with School Mitigation Fees. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**33. Libraries**

Source(s): Riverside County General Plan

Findings of Fact:

The closest library to the Project site is the Moreno Valley Public Library, located approximately 5 miles south in the City of Moreno Valley. The Project site currently has two permitted residential dwellings; with utilities (water, septic, electrical) services provided on site. The primary dwelling was finalized in July 1984 (#005820) and a Second Unit Permit (SUP01244) was approved by Planning in May 2007; with a residential dwelling permit finalized in September 2008. No development or disturbance is proposed as a result of this subdivision. The proposed project would not increase the use or intensity of the site. The proposed Project will not create a significant incremental demand for library services than what currently exist. Any future construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This Project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. If any future development were to occur; that subject development would need to comply with County Ordinance No. 659. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**34. Health Services**

Source(s): Riverside County General Plan

Findings of Fact:

The Project site is located within an area served by the Riverside County Regional Medical Center in the City of Moreno Valley located 5.5 miles south of the Project site. The Project site currently has two permitted residential dwellings; with utilities (water, septic, electrical) services provided on site. The primary dwelling was finalized in July 1984 (#005820) and a Second Unit Permit (SUP01244) was approved by Planning in May 2007; with a residential dwelling permit finalized in September 2008. No development or disturbance is proposed as a result of this subdivision. The proposed project would not



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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increase the use or intensity of the site. The proposed Project will not create an impact on health services than what currently exist. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**RECREATION** Would the project:

**35. Parks and Recreation**

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:**

a-b) The Project will not require the construction or expansion of recreational facilities, nor increase the use of existing parks or other recreational facilities that would deteriorate existing facilities. There will be no impacts.

c) The Project is located within the Edgemont-Sunnymead District and all residential projects are required to pay park and recreation fees to mitigate impacts on existing neighborhood and regional parks. As this Project site currently has two permitted residential dwelling on it, no additional park fees will be paid unless future development occurs. A standard condition of approval would be include on the Project and is not considered mitigation under CEQA. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**36. Recreational Trails**

a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System

**Findings of Fact:**



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project site is providing a 10 foot trail dedication along Reche Canyon Road. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION** Would the project:

<b>37. Transportation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The Project will not conflict with an applicable plan, or with a congestion management program. The Project consists of two existing permitted dwellings; for which one dwelling will reside on each of the proposed parcels. No additional development will occur. There will be no impact.

c) The Project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or incompatible uses. There will be no impact.

d) The Project will maintain its entrances off of Reche Canyon Road and Reche Vista Drive, respectively. No need for new or altered maintenance of roads due to the Project. There will be no impact.

e) The Project will not cause an effect upon circulation during project construction as the Project site is already developed with two existing permitted dwellings; for which one dwelling will reside on each of the proposed parcels. No additional development will occur at this time. Impacts will be less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The Project will not cause inadequate emergency access or access to nearby uses. The Project will have direct, unobstructed access to both Reche Canyon Road and Reche Vista Drive, respectively. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>38. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): Riverside County General Plan

Findings of Fact:

a) There are no areas within or near to the Project site with a designation for bike system or lanes. The Project is providing a 10 foot trail dedication along Reche Canyon Road. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRIBAL CULTURAL RESOURCES** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

<b>39. Tribal Cultural Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?				

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): County Archaeologist, AB52 Tribal Consultation, SB18 Consultation

Findings of Fact:

a-b) In compliance with State Bill No. 18 (SB18), notices regarding this project were mailed to nineteen tribes starting January 9, 2018. Two responses were received from Augustine Band of Cahuilla Mission



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Indians and Viejas Band of Kumeyaay Indians. Augustine are not aware of any TCRs associated with their tribe and the Project site. Viejas indicated little to no cultural significance as the Project relates to their tribe. SB18 concluded on April 8, 2018 with no further comments or communication.

Additionally in compliance with Assembly Bill No. 52 (AB52), notices regarding this project were mailed to eleven tribes for AB52 on November 17, 2017. Comments letters were received from three tribes, Pala Band of Mission Indians, Twenty-Nine Palms Band of Mission Indians, and San Manuel Band of Mission Indians. Pala deferred to a tribe with a closer proximity of cultural significance and Twenty-Nine Palms had no concerns with the project site. San Manuel saw no conflicts with the proposed Project, but requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities if future development were to occur on the Project site. The Project has included these proposed conditions of approval under the Advisory Notification Document.

Per these provided communications with the tribes pertaining to SB18 and AB52, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>40. Water</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

a) The Project site currently has two residential dwellings on it, with one dwelling on each proposed parcel. Each dwelling has existing septic systems, water wells, and water storage tanks. The Project will not require construction of new water treatment facilities or expansion of existing facilities. Impacts will be less than significant.

b) The Project site, as stated above, is currently served by septic systems, water wells, and water storage tanks with sufficient water supplies available. The Project will not require new or expanded entitlements and will have water for the foreseeable future during dry seasons throughout the years. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Department of Environmental Health Review

**Findings of Fact:**

a) The proposed Project currently utilizes onsite septic and leach systems for the sanitary treatment of waste generated by the two existing permitted dwellings. Furthermore, the Project will not require or result in construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which could cause significant environment effects as these systems already exist onsite. There will be no impacts.

b) The Project does not have a wastewater treatment provider as the Project utilizes its own onsite septic and leach system for the sanitary treatment of waste generated by the two existing dwellings on site. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>42. Solid Waste</b>				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

**Findings of Fact:**

a) The Project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Lamb Canyon Landfill, which accepts up to 4000 tons per day of solid waste. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The Project will not generate any more solid waste than what is currently does since the Project site currently has two permitted existing residential dwellings on it. There will be no impacts.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed Project will be required to comply with all applicable laws and regulations governing solid waste. The Project will not affect Riverside County's ability to continue to meet the County Integrated Waste Management Plan (CIWMP). The Project site currently is serviced by solid waste pick-up services. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**43. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-g) The project will not require construction or expansion of new utility services or facilities or government facilities. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

**44. Wildfire Impacts**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

**Findings of Fact:**

a) The Project will not substantially impair an adopted emergency response plan or emergency evacuation plan in the vicinity of the Project site since the Project site currently has two existing permitted dwellings on it since 2007. There will be no impacts.

b) The Project site does have a slope or difference in elevation between the proposed parcels where one of each of the existing dwellings do reside. Parcel 1 is at an estimated 2000 finish pad and Parcel 2 is at an estimated 1980 finish pad elevation. Both proposed parcels have water tanks that service the existing dwelling where it resides and Parcel 1 also has an existing swimming pool located on it. With these existing fire preventive features on site, exacerbated wildfire risks, either by slopes or prevailing winds, reduce exposure to project occupants or pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts will be less than significant.

c-e) The Project will not require the installation or maintenance of associated infrastructure as the Project currently has two existing dwellings onsite, one of each will be located on each of the proposed parcels. Additionally, the Project will not expose people or structures either directly or indirectly to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes; nor risk of loss, injury, or death involving wildland fires. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:**







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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.





COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez  
Agency Director



07/30/19, 10:32 am

PM36302

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36302. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM36302) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

General Plan Amendment No. 1221 is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR), that has a density of one dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC: EDR) with a density of one dwelling unit per 2 acres. Change of Zone No. 7727 is a proposal to change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). Tentative Parcel Map No. 36302 is a proposal for a Schedule H Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994).

Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court. The east portion of subject property is addressed 9045 Reche Canyon Road. The west portion of subject property is addressed 8490 Reche Vista Drive.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

**Advisory Notification. 4 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED MAP.

Tentative Map, dated September 13, 2018.



**ADVISORY NOTIFICATION DOCUMENT****Advisory Notification****Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - Colton Joint Unified School District Impact Compliance
  - Current California Building Code (CBC)
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)



**ADVISORY NOTIFICATION DOCUMENT****BS-Grade****BS-Grade. 1                    0010-BS-Grade-MAP - EROS CNTRL PROTECT**

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

**BS-Grade. 2                    0010-BS-Grade-MAP - GENERAL INTRODUCTION**

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

**BS-Grade. 3                    0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE**

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope. Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

**BS-Grade. 4                    0010-BS-Grade-MAP - NPDES INSPECTIONS**

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board.



**ADVISORY NOTIFICATION DOCUMENT****BS-Grade****BS-Grade. 4                      0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)**

You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

**E Health****E Health. 1                      0010-E Health-USE - ECP COMMENTS**

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.



**ADVISORY NOTIFICATION DOCUMENT****Flood****Flood. 1****0010-Flood-MAP FLOOD HAZARD REPORT**

Parcel Map (PM) 36302 is a proposal for a Schedule "H" subdivision of a 5.22-acre parcel into two (2) parcels for residential use. The site is located approximately 1700-ft southwest of the intersection of Reche Canyon Road and Reche Vista Drive, in the Reche Canyon area. There are existing structures on both parcels. The structure on Parcel 2 was constructed as part of Second Unit Permit (SUP) 1244.

The site is located within the 100-year Zone A floodplain limits for Reche Canyon as delineated on Panel Number 06065C-0755G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). An existing water tank and shed is located within the floodplain. The approximate tributary drainage area for this floodplain is 1.3 square miles and the flowrate is estimated at 1,440 cfs.

The finished floor of new buildings within Parcel 2 shall be constructed a minimum of 18-inches above the highest adjacent ground. If proposed, mobile homes shall be placed on a permanent foundation. New construction should comply with all applicable ordinances. A note shall be placed on the Environmental Constraint Sheet (ECS) stating, "The finished floor of new buildings within Parcel 2 shall be constructed a minimum of 18-inches above the adjacent ground, measured at the upstream edge of the structure. Mobile homes shall be placed on a permanent foundation."

The 100-year floodplain limits shall be delineated on the (ECS) to accompany the final map. The area within the delineated floodplain limits shall be labeled "floodplain" on the ECS. A note shall be placed on the ECS stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall now be allowed."







**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 2                      0010-Planning-MAP - FEES FOR REVIEW**

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

**Planning. 3                      0010-Planning-MAP - PDA04830**

County Archaeological Report (PDA) No. 04830 submitted for this project (PM36302) was prepared by CRM Tech and is entitled: "Historical/Archaeological Resources Study Tentative Parcel Map No. 36302; Assessor's Parcel No. 471-210-029 Reche Canyon Area, Riverside County, California", dated December 03, 2013.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

**Planning. 4                      0010-Planning-MAP - TRAIL MAINTENANCE**

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

**Planning. 5                      0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE**

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.



**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 6****0020-Planning-MAP - EXPIRATION DATE**

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

**Planning-All****Planning-All. 1****0010-Planning-All-MAP - 90 DAYS TO PROTEST**

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

**Planning-All. 2****0010-Planning-All-MAP - HOLD HARMLESS**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 2                      0010-Planning-All-MAP - HOLD HARMLESS (cont.)**

applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### Planning-CUL

#### **Planning-CUL. 1                      MAP-Planning Cul-IF HUMAN REMAINS FOUND**

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
  - i) A County Official is contacted.
  - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
  - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

**Planning-CUL. 1                    MAP-Planning Cul-IF HUMAN REMAINS FOUND (cont.)**  
 on the property in a location not subject to further disturbance: i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. (1)The MLD identified fails to make a recommendation; or (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

**Planning-CUL. 2                    MAP-Planning Cul-UNANTICIPATED RESOURCES**

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

- a) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

### Transportation

**Transportation. 1                    0010-Transportation-MAP - COUNTY WEB SITE**

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

**Transportation. 2                    0010-Transportation-MAP - DRAINAGE 1**

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement" no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.



**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 3                    0010-Transportation-MAP - DRAINAGE 2**

The land divider shall accept and properly dispose of all off site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the sub-divider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

**Transportation. 4                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.



Plan: PM36302

Parcel: 471210029

## 50. Prior To Map Recordation

### Fire

**050 - Fire. 1**

**0050-Fire-MAP-#46-WATER PLANS**

**Not Satisfied**

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

**050 - Fire. 2**

**0050-Fire-MAP-#7-ECS-HAZ FIRE AREA**

**Not Satisfied**

ECS map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any subsequent buildings constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

### Flood

**050 - Flood. 1**

**0050-Flood-MAP ADP FEE NOTICE**

**Not Satisfied**

A notice of drainage fees shall be placed on the Environmental Constraint Sheet (ECS) to accompany the final map. The exact wording of the note shall be as follows:

#### NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Reche Canyon Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.



Plan: PM36302

Parcel: 471210029

## 50. Prior To Map Recordation

### Flood

**050 - Flood. 2**                      **0050-Flood-MAP ELEV FINISHED FLOOR ON ECS**                      **Not Satisfied**

A note shall be placed on the Environmental Constraint Sheet (ECS) stating, "The finished floor of new buildings within Parcel 2 shall be constructed a minimum of 18-inches above the adjacent ground, measured at the upstream edge of the structure. Mobile homes shall be placed on a permanent foundation."

**050 - Flood. 3**                      **0050-Flood-MAP SHOW FLOODPLAIN ECS**                      **Not Satisfied**

The 100-year floodplain limits through the property as shown on FEMA Panel Number 06065C-0755G shall be delineated on an environmental constraint sheet to accompany the final map.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed".

**050 - Flood. 4**                      **0050-Flood-MAP SUBMIT ECS & FINAL MAP**                      **Not Satisfied**

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

### Planning

**050 - Planning. 1**                      **0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH**                      **Not Satisfied**

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

**050 - Planning. 2**                      **0050-Planning-MAP - ECS PALEO**                      **Not Satisfied**

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped to contain documented and/or potential paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:



Plan: PM36302

Parcel: 471210029

## 50. Prior To Map Recordation

### Planning

**050 - Planning. 2                      0050-Planning-MAP - ECS PALEO (cont.)                      Not Satisfied**

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be high, especially for Pleistocene-age vertebrate fossil. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required."

**050 - Planning. 3                      0050-Planning-MAP - ECS SHALL BE PREPARED                      Not Satisfied**

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

**050 - Planning. 4                      0050-Planning-MAP - FEE BALANCE                      Not Satisfied**

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

**050 - Planning. 5                      0050-Planning-MAP - FINAL MAP PREPARER                      Not Satisfied**

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

**050 - Planning. 6                      0050-Planning-MAP - ECS AFFECTED LOTS                      Not Satisfied**

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE: Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book \_\_\_\_, Page \_\_\_\_. This affects all Parcels"

**050 - Planning. 7                      0050-Planning-MAP - ECS WILDLIFE CORR ESMNT                      Not Satisfied**

A conservation easement encompassing the Wildlife Corridor as shown on the TENTATIVE MAP shall be delineated on the FINAL MAP and the Environmental Constraints Sheet.



Plan: PM36302

Parcel: 471210029

## 50. Prior To Map Recordation

### Planning

**050 - Planning. 8                      0050-Planning-MAP - OFFER OF TRAILS                      Not Satisfied**

In offer of dedication to the County of Riverside for a ten to fourteen foot (10'-14') wide community trail along Parcel 2, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

**050 - Planning. 9                      0050-Planning-MAP - QUIMBY FEES (1)                      Not Satisfied**

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

**050 - Planning. 10                      0050-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied**

No FINAL MAP shall record until General Plan Amendment No. 1221 and Change of Zone No. 7727 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

**050 - Planning. 11                      0050-Planning-MAP - SURVEYOR CHECK LIST                      Not Satisfied**

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size in gross acres and net acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-2 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.



Plan: PM36302

Parcel: 471210029

## 50. Prior To Map Recordation

### Survey

**050 - Survey. 1                      0050-Survey-MAP - ACCESS RESTRICTION                      Not Satisfied**

Lot access shall be restricted on Reche Canyon Road and so noted on the final map with the exception of one 30' access to parcel 2.

**050 - Survey. 2                      0050-Survey-MAP - EASEMENT                      Not Satisfied**

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

### Transportation

**050 - Transportation. 1                      0050-Transportation-MAP - SUFFICIENT R-O-W                      Not Satisfied**

Sufficient right of way along Reche Canyon Road shall be dedicated for public use within the project boundary to provide for a 55 foot half-width right of way per County Standard No. 95, Ordinance No. 461.

Sufficient right of way along Reche Vista Road shall be dedicated for public use to provide for a 55 foot ultimate half-width right of way per County Standard No. 95, Ordinance No. 461.

## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 1                      0060-BS-Grade-MAP - DRNAGE DESIGN Q100                      Not Satisfied**

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

**060 - BS-Grade. 2                      0060-BS-Grade-MAP - GRADING SECURITY                      Not Satisfied**

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

**060 - BS-Grade. 3                      0060-BS-Grade-MAP - IMPORT/EXPORT                      Not Satisfied**

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.



Plan: PM36302

Parcel: 471210029

## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 3                      0060-BS-Grade-MAP - IMPORT/EXPORT (cont.)                      Not Satisfied**

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

**060 - BS-Grade. 4                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied**

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

**060 - BS-Grade. 5                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied**

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.



Plan: PM36302

Parcel: 471210029

## 60. Prior To Grading Permit Issuance

### Flood

**060 - Flood. 1                      0060-Flood-MAP ADP FEES                      Not Satisfied**

Parcel Map (PM) 36302 is located within the limits of the Reche Canyon Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

### Planning

**060 - Planning. 1                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied**

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

**060 - Planning. 2                      0060-Planning-MAP - GRADING PLAN REVIEW                      Not Satisfied**

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

**060 - Planning. 3                      0060-Planning-MAP - PALEO PRIMP & MONITOR                      Not Satisfied**

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).



Plan: PM36302

Parcel: 471210029

## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 3**                      **0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.)**                      **Not Satisfied**

2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.



Plan: PM36302

Parcel: 471210029

## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 3                      0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.)                      Not Satisfied**

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

**060 - Planning. 4                      0060-Planning-MAP - PALEONTOLOGIST REQUIRED                      Not Satisfied**

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.



Plan: PM36302

Parcel: 471210029

## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 5                      0060-Planning-MAP - SLOPE GRADING TECHNIQUES                      Not Satisfied**

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

**060 - Planning. 6                      0060-Planning-MAP - COMMUNITY TRAIL ESMNT                      Not Satisfied**

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to parcel number 2, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

**060 - Planning. 7                      0060-Planning-MAP - GRADING & BRUSHING AREA                      Not Satisfied**

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

**060 - Planning. 8                      0060-Planning-MAP - SKR FEE CONDITION                      Not Satisfied**

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663.



Plan: PM36302

Parcel: 471210029

## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 8                      0060-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied**

Said fee shall be calculated on the approved development project which is anticipated to be Parcel 1 at 2.10 acres (gross) and Parcel 2 at 3.12 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

### Planning-EPD

**060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - BIO CONSTRAINT AREA                      Not Satisfied**

Per the MSHCP Consistency Analysis prepared by Ken Osborne in October 2009 suitable habitat for Los Angeles pocket mouse & San Bernardino kangaroo rat was found onsite occurring in the N/S running drainage in the center of the property. This area is delineated on Figure 14 (page 26) of the biological report prepared as part of HANS review 1997. The area delineated on this map must be delineated on the grading plan for this project prior to issuance of any grading permit for this property and labeled as "SMALL MAMMAL HABITAT TO BE AVOIDED". No disturbance shall be allowed within this area as delineated on the final exhibit for PM36302.

### Transportation

**060 - Transportation. 1                      0060-Transportation-MAP - SUBMIT GRADING PLAN                      Not Satisfied**

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right of way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

**060 - Transportation. 2                      0060-Transportation-USE - SUBMIT PLANS                      Not Satisfied**

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP), in PDF format on two CD copies, if the development of the parcel meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website: <http://rcflood.org/npdes/>.



Plan: PM36302

Parcel: 471210029

## 80. Prior To Building Permit Issuance

### BS-Grade

**080 - BS-Grade. 1                      0080-BS-Grade-MAP - NO B/PMT W/O G/PMT                      Not Satisfied**

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

**080 - BS-Grade. 2                      0080-BS-Grade-MAP - ROUGH GRADE APPROVAL                      Not Satisfied**

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

### Flood

**080 - Flood. 1                      0080-Flood-MAP ADP FEES                      Not Satisfied**

Parcel Map (PM) 36302 is located within the limits of the Reche Canyon Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of



Plan: PM36302

Parcel: 471210029

## 80. Prior To Building Permit Issuance

### Flood

**080 - Flood. 1**                      **0080-Flood-MAP ADP FEES (cont.)**                      **Not Satisfied**

issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

### Planning

**080 - Planning. 1**                      **0080-Planning-MAP - FEE BALANCE**                      **Not Satisfied**

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

**080 - Planning. 2**                      **0080-Planning-MAP - SCHOOL MITIGATION**                      **Not Satisfied**

Impacts to the Colton Joint Unified School District shall be mitigated in accordance with California State law.

### Planning-EPD

**080 - Planning-EPD. 1**                      **0080-Planning-EPD-EPD - BIO CONSTRAINTS AREA**                      **Not Satisfied**

NO BUILDING PERMIT CAN BE ISSUED WITHIN THE AREA DELINEATED AS "SMALL MAMMAL HABITAT TO BE AVOIDED" ON THE FINAL EXHIBIT FOR PM36302.

### Transportation

**080 - Transportation. 1**                      **0080-Transportation-USE - SUBMIT PLANS**                      **Not Satisfied**

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP), in PDF format on two CD copies, if the development of the parcel meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of a building permit. More information can be found at the following website: <http://rcflood.org/npdes/>.



Plan: PM36302

Parcel: 471210029

## 90. Prior to Building Final Inspection

### BS-Grade

**090 - BS-Grade. 1                      0090-BS-Grade-MAP - PRECISE GRADE INSP                      Not Satisfied**

The developer/applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

i. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes

2. Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

**090 - BS-Grade. 2                      0090-BS-Grade-MAP - PRECISE GRD'G APRVL                      Not Satisfied**

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2. Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

## Planning

**090 - Planning. 1                      0090 Planning MAP    ORD 810 O S FEE                      Not Satisfied**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Tentative Parcel Map No. 36302 is calculated to be 2.10 net acres for Parcel 1.

**090 - Planning. 2                      0090 Planning MAP    ORD NO. 659 (DIF)                      Not Satisfied**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has



Plan: PM36302

Parcel: 471210029

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 2                      0090 Planning MAP    ORD NO. 659 (DIF) (cont.)                      Not Satisfied**

been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right of way to the limits of the project development. The Project Area for Tentative Parcel Map No. 36302 is calculated to be 2.10 net acres for Parcel 1.

**090 - Planning. 3                      0090-Planning-MAP - PALEO MONITORING REPORT                      Not Satisfied**

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

**090 - Planning. 4                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied**

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Paid certification shall be obtained for Quimby Fee from the Recreation and Park District or County of Riverside Economic Development Agency (EDA) for CSA No. 152.

**090 - Planning. 5                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be Parcel 1 at 2.10 acres (gross) and Parcel 2 at 3.12 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.



Plan: PM36302

Parcel: 471210029

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 1      0090-Transportation-MAP - WRCOG TUMF      Not Satisfied**

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

**090 - Transportation. 2      0090-Transportation-USE - WQMP COMPLETION      Not Satisfied**

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the project specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance of the BMPs are established with a BMP maintenance agreement.



**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: May 12, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
P.D. Trails Section-J. Jolliffe  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.

5th District Supervisor  
5th District Planning Commissioner  
Valley-Wide Recreation & Parks Dist.  
Moreno Valley Unified School Dist.  
RWQCB- Santa Ana  
Eastern Information Center (UCR)

**TENTATIVE PARCEL MAP NO. 36302 - EA41793 - Applicant: Irma Llamas - Engineer/Representative: Miguel B. Sanchez - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Min.) - Location: southwesterly of Reche Canyon Road, and easterly of Reche Vista Drive - 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - **REQUEST:** The project proposes a Schedule H subdivision of 5.22 gross acres into two parcels. - APN(s): 471-210-029- Concurrent Cases: GPA965 & CZ7727**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 10, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at **MSTRAITE@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

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.*





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: October 24, 2017

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Riv. Co. Airport Land Use Commission

Board of Supervisors - Supervisor: 5th District-  
Ashley  
Planning Commissioner: 5th District- Kroencke

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - **REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029. Related Cases – GPA00965 and HANS1994. **BBID: 844-855-944, UPROJ: PM36302, CZ07727, UDEV: GPA01121****

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.*





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

**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 Land Management System (LMS) 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 LMS routing on or before the above date. This case is scheduled for a **DAC Internal Review November 16, 2017** 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 or comments regarding this project should be directed to Tim Wheeler, Project Planner at (951) 955-6060, or e-mail at [twheeler@rivco.org](mailto:twheeler@rivco.org) / MAILSTOP #: 1070

Proposed Public Hearing Path:

Administrative Action:  DH:  PC:  BOS:

COMMENTS:

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.*



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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

January 8, 2008

Irma Llamas  
2800 Reche Vista Dr.  
Colton, CA 92324

RE: General Plan Amendment Initiation Proceedings

Dear Applicant:

The County of Riverside Board of Supervisors Adopted an order initiating proceedings on December 16, 2008 for General Plan Amendment (GPA) No. 965.

This GPA shall continue in the post-General Plan Amendment Initiation review process and you can submit concurrent planning applications to be processed along with this GPA. Please contact your project planner if you have any questions or need additional information. Your project planner Russell Brady, can be reached at 951-955-1888 or via email at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

---

Russell Brady, Project Planner

Revised: 01/08/09

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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 18, 2009

Sanchez Miguel B  
9519 Telegraph Rd.  
Pico Rivera, CA 90660

RE: December 16, 2008 General Plan Amendment Initiation Proceedings

Dear Applicant:

The County of Riverside Board of Supervisors Adopted an order initiating proceedings for General Plan Amendment (GPA) No. 965.

This GPA shall continue in the post-General Plan Amendment Initiation review process and you can submit concurrent planning applications to be processed along with this GPA. Please contact me within ten days from the date of this letter to discuss how you would like to proceed with your proposal. I can be reached at 951-955-2419 or via email at [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director



---

Raymond Juarez, Planner IV

cc:

Revised: 02/18/09

Y:\Planning Case Files-Riverside office\GPA00956\GPIP BOS Decision Letter.doc\_RayJuarez.doc



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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

April 15, 2009

Sanchez Miguel B  
9519 Telegraph Rd.  
Pico Rivera, CA 90660

RE: General Plan Amendment Initiation Proceedings

Dear Applicant:

The County of Riverside Board of Supervisors Adopted an order initiating proceedings for General Plan Amendment (GPA) No. 965 on December 16, 2008. A letter was sent to you on February 18, 2009 asking you to please contact me to discuss how you would like to proceed with your proposal. It is urgent that you contact me before we proceed with your project.

I can be reached at 951-955-2419 or via email at [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director



Raymond Juárez, Planner IV

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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

January 26, 2010

Native American Heritage Commission  
915 Capitol Mall, Room 364  
Sacramento, CA 95814

RE: Tribal Consultation List Request (FAX 916-657-5390)

Dear Sirs:

Pursuant to S.B. 18, Riverside County requests a Tribal Consultation List for the project listed below:

**Project Title:** General Plan Amendment No. 965

**Riverside County Planning Department**

P.O. Box 1409

Riverside, CA 92502-1409

Planner Name: Becky Brewington

Direct Phone Number: 951-955-9076

Fax Number: 951-955-3157

**Specific Area Subject to Proposed Action:**

County: Riverside County

City/Community: Reche Canyon

Section: 19 and 20

Township: 2 South

Range: 3 West

**Local; Action Type:**

General Plan

Specific Plan

Tract Map

General Plan Amendment

Specific Plan Amendment

Parcel Map

General Plan Element

Specific Plan – Planning Area Change

Use Permit

**Project Description:**

The General Plan Amendment proposes to amend the existing Riverside County General Plan Land Use Designation from Rural: Rural Residential (R:RR)(5 Acre Minimum) to Rural Community: Estate Density Residential (RC:EDR)(2 Acre Minimum)

**NAHC Use Only**

Date Received: \_\_\_\_\_

Date Completed: \_\_\_\_\_

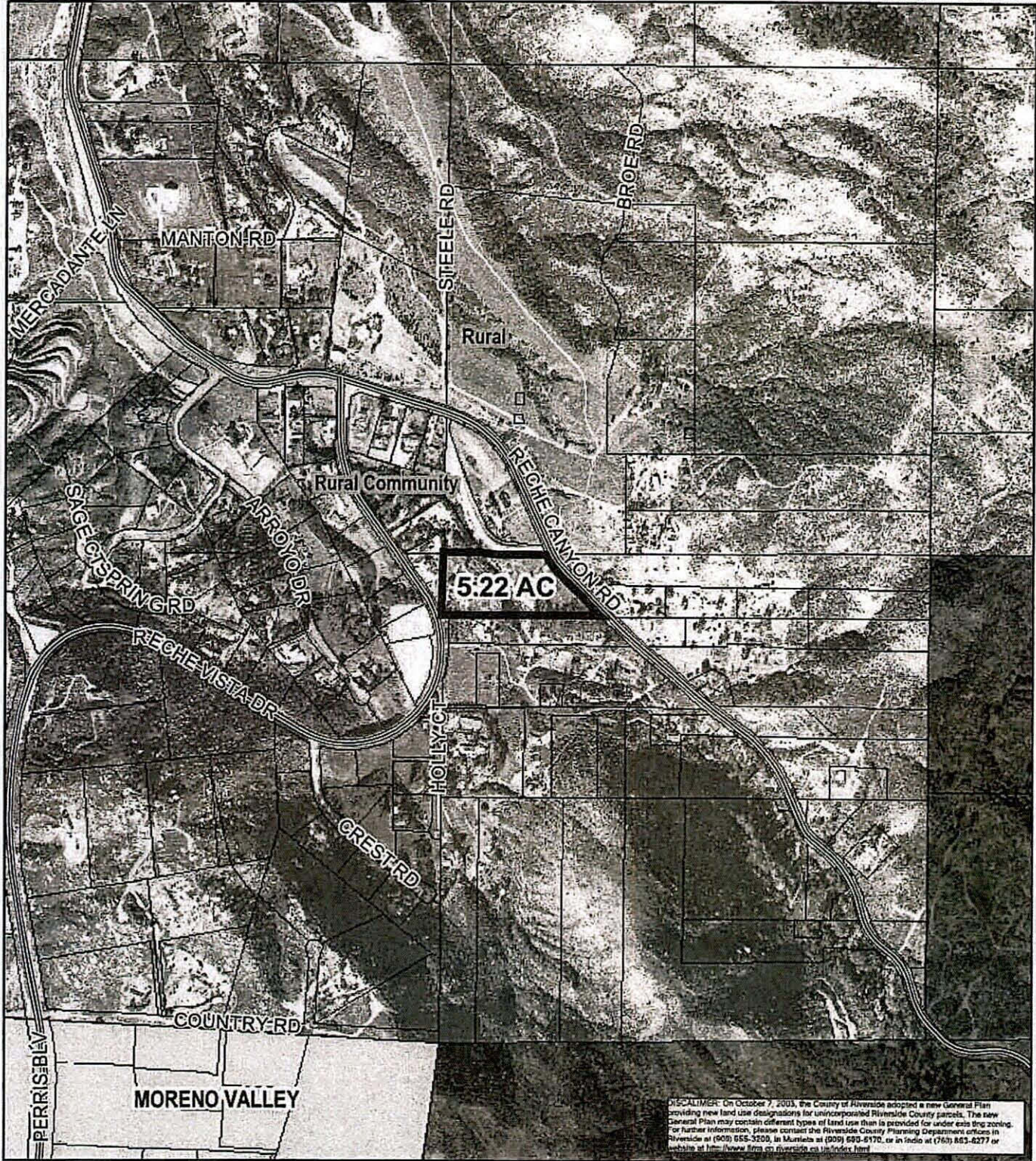
Native American Tribal Consultation lists are only applicable for consulting with California Native American tribes per Government Code Section 65362.3.

Y:\Planning Master Forms\Misc Staff Forms and Documents\Native American Heritage Commission Transmittal Letter.doc

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555





District  
Plan: Edgemont-Sunnymead  
Township/Range: T2SR3W  
Section: 20

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors  
Bk. Pg. 471-21  
Thomas  
Bros. Pg. 687 G3

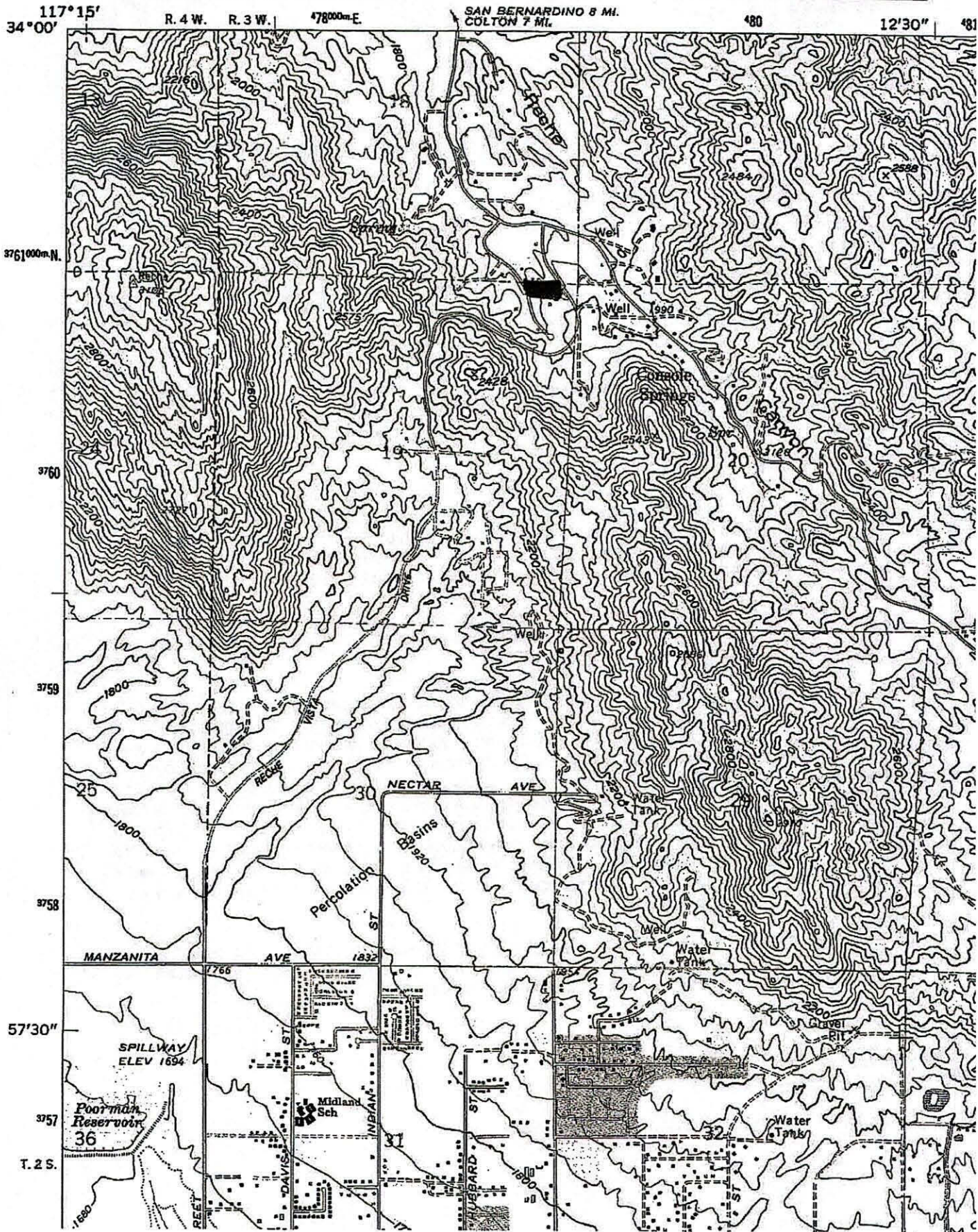
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (909) 690-6170, or in Indio at (760) 853-8277 or website at <http://www.firm.ca.riverside.ca.us/index.html>



252 II SE  
(SAN BERNARDINO)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

Site





STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
 SACRAMENTO, CA 95814  
 (916) 653-6251  
 Fax (916) 657-5390  
 Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
 e-mail: [ds\\_nahc@pacbell.net](mailto:ds_nahc@pacbell.net)



January 26, 2010

Ms. Becky Brewington, Project Planner

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT

4080 Lemon Street, 9<sup>th</sup> Floor  
 Riverside, CA 925-2-1409



Sent by FAX to 951-955-3157  
 No. Pages: 2

Re: Tribal Consultation Per SB 18 (Government Code §§ 65352.3, 65352.4, 65560 and 65562.5) and Sacred Lands File Search for GENERAL PLAN AMENDMENT (No. 965) located in the Reche Canyon Community near the City of Moreno Valley, Riverside County, California

Dear Ms. Brewington:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a Native American Tribal Consultation list of tribes with traditional lands or cultural places located within the requested plan boundaries.

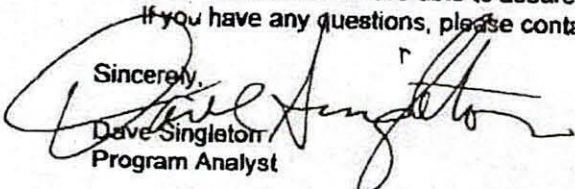
Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) at the nearest Information Center (contact 916- 653-7278) to determine if there are any recorded CHRIS sites within or near the APE.

A NAHC Sacred Lands File search was conducted based on the coordinates of this property or "area of potential effect" (APE) and Native American Cultural Resources sites were not found within one-half mile, within the 'area of potential effect' (e.g. APE) you identified. Local governments should be aware, also that records maintained by the NAHC and CHRIS are not exhaustive, and these searches do not preclude the existence of other cultural resources. A tribe may be the only source of information regarding the existence of a cultural place. I suggest you consult with all of those on the accompanying Native American Contacts list, which has been included separately. If they cannot supply information, they might recommend others with specific knowledge about cultural resources in your plan area. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call in about two weeks to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

  
 Dave Singleton  
 Program Analyst

Attachment: Native American Tribal Consultation List

**Native American Tribal Consultation List**  
**Riverside County**  
**January 27, 2010**

Ramona Band of Cahuilla Mission Indians  
 Joseph Hamilton, Chairman  
 P.O. Box 391670  
 Anza, CA 92539  
 admin@ramonatribe.com  
 (951) 763-4105

Cahuilla

x

Pechanga Band of Mission Indians  
 Mark Macarro, Chairperson  
 P.O. Box 1477  
 Temecula, CA 92593  
 tbrown@pechanga-nsn.gov  
 (951) 676-2768

Luiseno

x

San Manuel Band of Mission Indians  
 James Ramos, Chairperson  
 6589 Community Center Drive  
 Highland, CA 92346  
 (909) 864-8933  
 (909) 864-3724 - FAX

Serrano

x

Serrano Nation of Indians  
 Goldie Walker  
 6588 Valaria Drive  
 Highland, CA 92346  
 (909) 862-9883

Serrano

x

Soboba Band of Mission Indians  
 Chairperson  
 P.O. Box 487  
 San Jacinto, CA 92581  
 bill@soboba-nsn.gov  
 (951) 654-2765

Luiseno

x

Cahuilla Band of Indians  
 Luther Salgado, Sr.  
 PO Box 391760  
 Anza, CA 92539  
 tribalcouncil@cahuilla.net  
 915-763-5549

Cahuilla

x

Santa Rosa Band of Mission Indians  
 John Marcus, Chairman  
 P.O. Box 609  
 Temecula, CA 92546  
 tribaloffice@aol.com  
 (951) 658-5311  
 (951) 658-6733 Fax

Cahuilla

x

Morongo Band of Mission Indians  
 Robert Martin, Chairperson  
 700 Pumarra Road  
 Lanning, CA 92220  
 robert\_martin@morongo.org  
 (951) 849-8807  
 (951) 755-5200

Cahuilla

Serrano

x

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.



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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Cahuilla Band of Indians  
Luther Salgado, Sr.  
P.O. Box 391760  
Anza, CA 92539

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Mr. Salgado:

The County of Riverside requests your participation in the review of GPA00965 located at Sections 19 and 20, township 2 South, Range 3 West, also referred to as Assessor's Parcel Number 471-210-029. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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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 Leslie Mouriquand, County Archaeologist by May 3, 2010.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555



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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Morongo Band of Mission Indians  
Chairperson Robert Martin  
12700 Pumarra Road  
Banning, CA 92220

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairperson Martin,

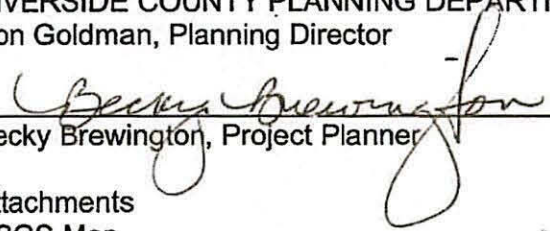
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RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist



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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

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

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairperson Macarro,

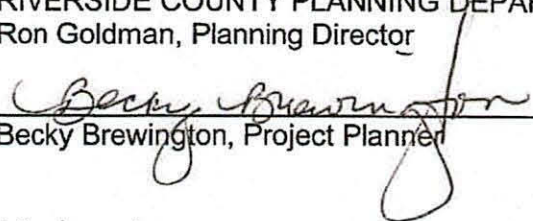
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Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist



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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Ramona Band of Cahuilla Mission Indians  
Chairperson Joseph Hamilton  
P.O. Box 391670  
Anza, CA 92539

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairperson Hamilton,

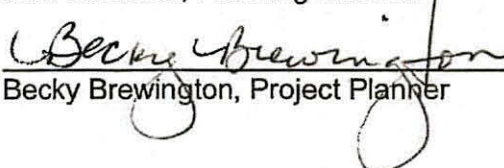
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Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist



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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

San Manuel Band of Mission Indians  
James Ramos, Chairperson  
26589 Community Center Drive  
Highland, CA 92346

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairperson Ramos:

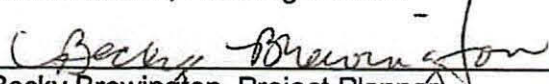
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Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist

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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Santa Rosa Band of Mission Indians  
Chairman John Marcus  
P.O. Box 609  
Hemet, CA 92546

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairman Marcus,

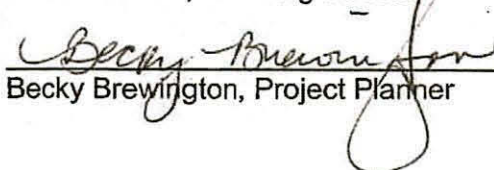
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Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist



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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Serrano Nation of Indians  
Goldie Walker  
6588 Valaria Drive  
Highland, CA 92346

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairperson Walker:

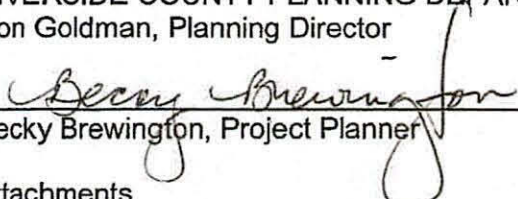
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Sincerely,

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Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist

Riverside Office · 4080 Lemon Street, 9th Floor  
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**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

February 3, 2010

Soboba Band of Mission Indians  
Chairperson Robert J. Salgado  
P.O. Box 487  
San Jacinto, CA 92581

**RE: Native American Consultation request for General Plan Amendment No. 965 (GPA00965)**

Dear Chairperson Salgado,

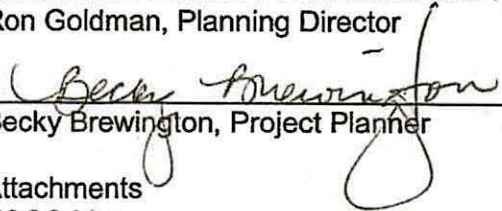
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Ron Goldman, Planning Director

  
Becky Brewington, Project Planner

Attachments  
USGS Map

cc: Irma Llamas and Miguel B. Sanchez  
L. Mouriquand, County Archeologist



February 24, 2010

Attn: Becky Brewington, Project Planner  
County of Riverside Transportation and Land Management Agency  
P.O. Box 1409  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502-1409

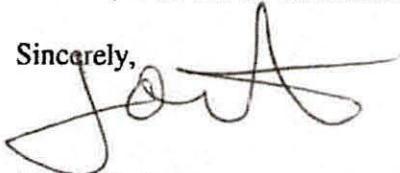
**Re: Native American Consultation Request for General Plan  
Amendment No. 00965 (GPA00965)**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.**
2. **Soboba Band of Luiseño Indians continues to be a lead consulting tribal entity for this project.**
3. **Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.**
4. **Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)**

Sincerely,



Joseph Ontiveros  
Soboba Cultural Resource Department  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279



[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Cultural Items (Artifacts)**. Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

**Treatment and Disposition of Remains**

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.



E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

**Coordination with County Coroner's Office.** The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

**Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**Memorandum**

To: Leslie Mouriquand

From: Becky Brewington

Re: GPA 965

Hi, Leslie. Attached please find a copy of the letter from Soboba requesting consultation. GPA 965 does not have a project submitted as yet, but the applicant says a map will be submitted soon. I will hold this in the file pending project submittal.

Thank you.

Becky



**EASTERN INFORMATION CENTER**  
**CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM**  
Department of Anthropology, University of California, Riverside, CA 92521-0418  
(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu  
Inyo, Mono, and Riverside Counties

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May 21, 2010

**TO:** Matt Straite  
Riverside County Planning Department, Riverside Office

**RE:** Cultural Resource Review  
Case: PM-36302/EA No. 41793

Records at the Eastern Information Center of the California Historical Resources Information System have been reviewed to determine if this project would adversely affect prehistoric or historic cultural resources:

- The proposed project area has not been surveyed for cultural resources and contains or is adjacent to known cultural resource(s). A Phase I study is recommended.
- Based upon existing data the proposed project area has the potential for containing cultural resources. A Phase I study is recommended.
- A Phase I cultural resource study (RI- ) identified one or more cultural resources.
- The project area contains, or has the possibility of containing, cultural resources. However, due to the nature of the project or prior data recovery studies, an adverse effect on cultural resources is not anticipated. Further study is not recommended.
- A Phase I cultural resource study (RI- ) identified no cultural resources. Further study is not recommended.
- There is a low probability of cultural resources. Further study is not recommended.
- If, during construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.
- Due to the archaeological sensitivity of the area, earthmoving during construction should be monitored by a professional archaeologist.
- The submission of a cultural resource management report is recommended following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, *Preservation Planning Bulletin 4(a)*, December 1989.
  - Phase I** Records search and field survey
  - Phase II** Testing [Evaluate resource significance; propose mitigation measures for "significant" sites.]
  - Phase III** Mitigation [Preservation by avoidance or data-recovery investigation, or a combination of both.]
  - Phase IV** Monitor earthmoving activities

**COMMENTS:**

The property has never been surveyed for cultural resources.

If you have any questions, please contact us.

Eastern Information Center



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

November 17, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)**

**REQUEST:** This Technical General Plan Amendment proposes to amend the General Plan Foundation Component of the subject property from Rural to Rural Community and to amend the General Plan land use designation for the subject property from Rural Residential (R: RR) (5 ac. min.) to Estate Density Residential (RC: EDR) (2ac. min.). To change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The parcel map will subdivide the subject property into two (2) parcels; parcel 1 will be 2.10 gross acres and parcel 2 will be 3.12 gross acres. APN(s): 471-210-029.





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

Colorado River Indian Tribes (CRIT)  
Brian Etsitty, THPO  
26600 Mohave Road  
Parker, Arizona 85344

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

Morongo Cultural Heritage Program  
Ray Huaute, THPO  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 17, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 - EA41793 - Applicant: Irma Llamas – Engineer/Representative: Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (R: RR) (5 Ac. Min.)– Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

Quechan Indian Nation  
Keeny Escalanti, President  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

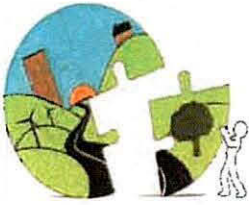
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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

Rincon Band of Luiseño Indians  
Destiny Colocho, Cultural Resource Manager  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

San Manuel Band of Mission Indians  
Lee Clauss, Director  
26569 Community Center Drive  
Highland, CA 92346

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

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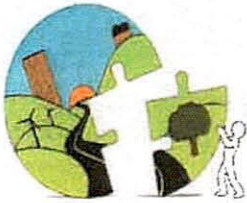
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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36302, GPA01221)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 17, 2017

Twenty- Nine Palms Band of Mission Indians  
Darrell Mike, Chair  
46-200 Harrison Place  
Coachella, CA 92236

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Sincerely,

PLANNING DEPARTMENT

A handwritten signature in purple ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rivco.org](mailto:Twheeler@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



PM36302



**Legend**

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 238 475 Feet



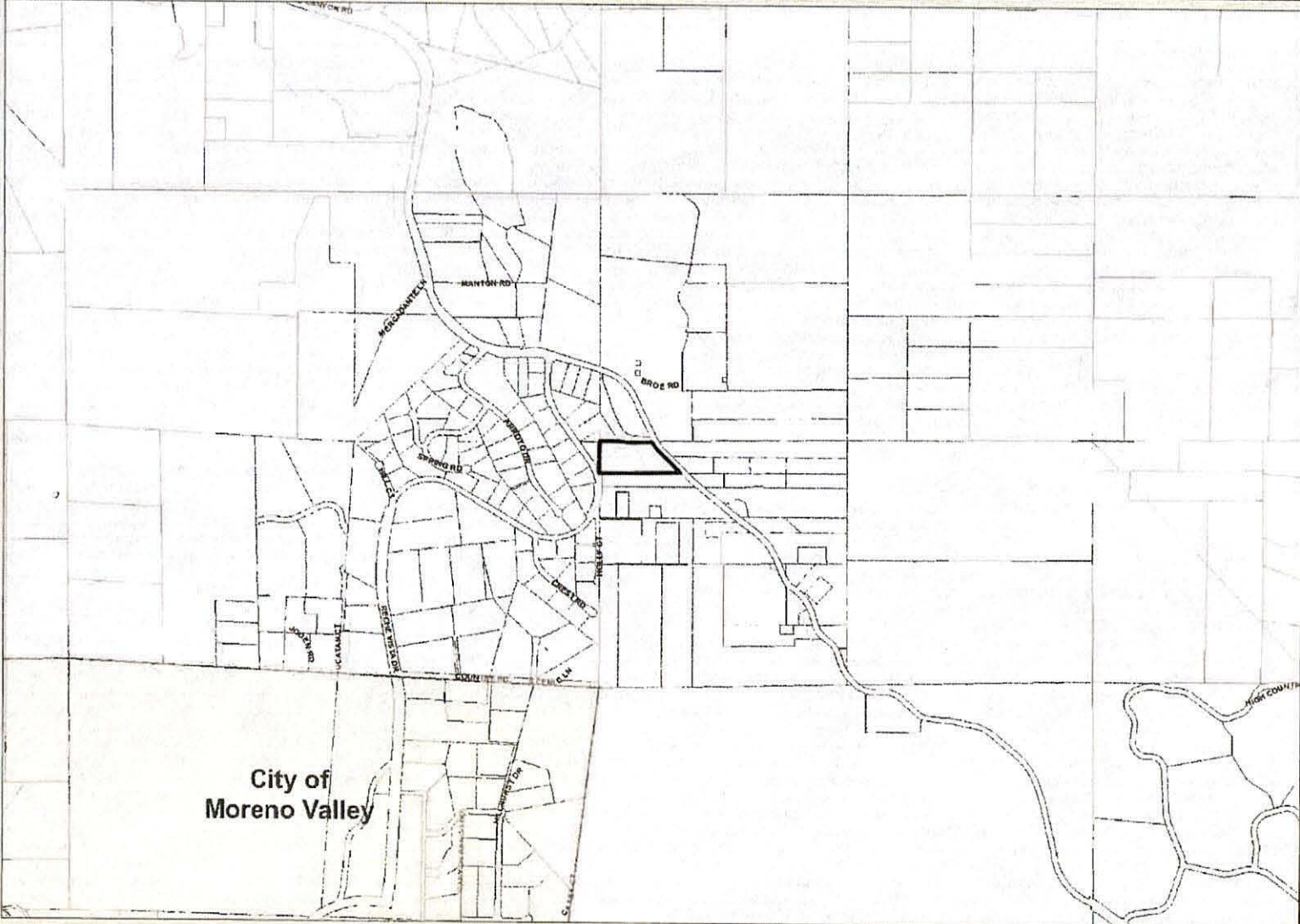
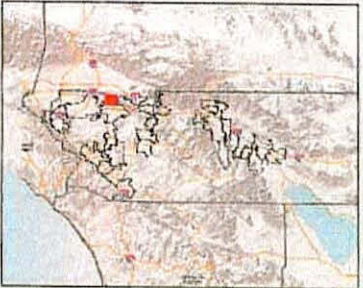
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

REPORT PRINTED ON... 11/17/2017 11:39:03 AM

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**Notes**





Legend

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

City of Moreno Valley



0 2,000 4,000 Feet



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REPORT PRINTED ON... 11/17/2017 11:45:04 AM

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Notes

## **Wheeler, Timothy**

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**From:** Jessica Mauck <JMauck@sanmanuel-nsn.gov>  
**Sent:** Friday, November 17, 2017 3:14 PM  
**To:** Thomson, Heather  
**Cc:** Sierra, Felicia  
**Subject:** RE: PM36302 AB52 Formal Notification

Hello Heather,

Thank you for contacting the San Manuel Band of Mission Indians (SMBMI) regarding the above referenced project. SMBMI appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on 17 November 2017. The project is located within a very sensitive area of Serrano ancestral territory, and the area for the project is of interest, but Tribe sees no conflicts with the proposed zoning changes at this time. However, when the time comes for ground-moving activity, SMBMI requests the following inadvertent discovery language be added to the project conditions/plans/permit:

1. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.
2. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input.
3. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.
  - a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).
  - b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

*Note: San Manuel Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, San Manuel Band of Mission Indians can only speak for itself. The Tribe has no objection if the agency, developer, and/or archaeologist wishes to consult with other tribes in addition to SMBMI and if the Lead Agency wishes to revise the conditions to recognize additional tribes.*

This communication concludes SMBMI's input on this project, at this time, and no additional consultation is required. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for SMBMI with respect to this project.

Respectfully,



Jessica Mauck  
CULTURAL RESOURCES ANALYST  
O: (909) 864-8933 x3249  
M: (909) 725-9054  
26569 Community Center Drive, Highland California 92346  
**SAN MANUEL**  
BAND OF MISSION INDIANS

**From:** Lee Clauss  
**Sent:** Friday, November 17, 2017 12:59 PM  
**To:** Jessica Mauck  
**Subject:** FW: PM36302 AB52 Formal Notification

For you...

Lee Clauss  
DIRECTOR, CULTURAL RESOURCES MANAGEMENT  
O: (909) 864-8933 x3248  
Internal: 50-3248  
M: (909) 633-5851  
26569 Community Center Drive, Highland California 92346  
**SAN MANUEL**  
BAND OF MISSION INDIANS

**From:** Sierra, Felicia [<mailto:FSierra@RIVCO.ORG>]  
**Sent:** Friday, November 17, 2017 12:56 PM  
**To:** Lee Clauss <[LClauss@sanmanuel-nsn.gov](mailto:LClauss@sanmanuel-nsn.gov)>  
**Subject:** PM36302 AB52 Formal Notification

Good Afternoon,

Please see attachment for PM36302 AB52 Formal Notification, aerial and topo map. If you should wish to consult, please send a response before December 17, 2017.

Respectfully,

*Felicia Sierra*  
County of Riverside  
TLMA-Planning Dept.  
Desk: (951) 955-8632  
Email: [FSierra@rivco.org](mailto:FSierra@rivco.org)  
*How are we doing? Click the link to tell us*

**Confidentiality Disclaimer**

**PALA TRIBAL HISTORIC  
PRESERVATION OFFICE**

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



November 27, 2017

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

Re: AB-52 Consultation; PM36302, GPA01221

Dear Ms. Thomson:

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

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

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

Sincerely,

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





# TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

November 29, 2017

Heather Thomson, Archaeologist  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (PM36302, GPA01221)**

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of PM36302 and GPA01221. This project entails the subdivision of the subject property and a zoning change. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. Since there are no buildings currently proposed, the THPO does not have any specific concerns in regards to PM36302.

If you have any questions, please do not hesitate to contact the THPO at (760) 775-3259 or by email: [TNPConsultation@29palmsbomi-nsn.gov](mailto:TNPConsultation@29palmsbomi-nsn.gov).

Sincerely,

  
Anthony Madrigal, Jr.  
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman  
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist

**VIEJAS**  
TRIBAL GOVERNMENT

P.O. Box 908  
Alpine, CA 91903  
#1 Viejas Grade Road  
Alpine, CA 91901

Phone: 6194453810  
Fax: 6194455337  
viejas.com

January 18, 2018

Heather Thomson  
County Archaeologist  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502

**Re: General Plan Amendment No. 1221**

Dear Ms. Thomson,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site has little cultural significance or ties to Viejas. We further recommend that you contact the tribe(s) closest to the cultural resources. We, however, request to be informed of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains in order for us to reevaluate our participation in the government-to-government consultation process.

Please do not hesitate to contact me if you have further questions. Please call Ernest Pingleton at 619-659-2314 or me at 619-659-2312, or email, [epingleton@viejas-nsn.gov](mailto:epingleton@viejas-nsn.gov) or [rteran@viejas-nsn.gov](mailto:rteran@viejas-nsn.gov). Thank you.

Sincerely,



Ray Teran, Resource Management  
VIEJAS BAND OF KUMEYAAY INDIANS





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

May 18, 2015

Irma Llamas  
8490 Reche Vista Dr.  
Colton, Ca 92324

**RE: Case No: PM36302**

Dear Applicant:

Our records show that for the above referenced application(s), the Planning Department has not received the necessary information needed to move this application forward for completion. If you intend to proceed with the application(s) the following information must be provided:

Revised exhibits and any related studies

---

The Department has been awaiting receipt of this information for a period greater than one year. Therefore, the Planning Department is making this **final request** to obtain the necessary information to allow this/these application(s) to continue to move through the development review process.

If you do not provide all of the requested information and an additional payment of \$3,060.00 to this office within thirty (30) days of the date of this letter, the Planning Department will consider this/these application(s) abandoned. The requested information must be delivered to the Riverside County Planning Department office at the address listed below.

If the Department abandoned this/these application(s), a refund of any remaining DBF fees will be initiated to the applicant listed in our records.

Should you have any questions regarding this project, or this letter, please contact Matt Straite at [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Steve Weiss, AICP, Planning Director

---

CC: Project Manager

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



# Flood Control aquired parcel

This is north of the proposed Tentative Parcel Map No. 36302; aquired for Floof Control purposes.

Legend



Google Earth

© 2018 Google  
© 2019 Google

6.40 ft





# COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

## CERTIFICATION OF EXISTING SUBSURFACE DISPOSAL SYSTEM

- 3880 Lemon Street • Suite 200 • Riverside • CA • 92501 – (951) 955-8980  
 47-950 Arabia Street • Suite A • Indio • CA 92201 – (760) 863-7570

Property Information: APN: 471-210-029 Date of Inspection: 06/01/2018  
 1. Owner: Irma Llamas Address: 8490 Reche Canyon Road City: Colton

**FAILURE TO PROVIDE ALL REQUIRED INFORMATION SHALL PREVENT OWNER FROM OBTAINING ENVIRONMENTAL HEALTH APPROVAL**

2. Show design and location on a scale of 1:20 or 1:40 of the sewage disposal system and 100% expansion area in relation to dwellings, structures, wells, rock outcroppings, drainage, watercourses, etc.
3. a. I examined existing subsurface sewage disposal system at the above location on 06/01/2018 and determined that the tank capacity is 2000 gallons and that there is 720 sq. ft. of leach line bottom area. There are six bedrooms in the dwelling and there are 43 fixture units.
- b. There are 4 leach line(s), each 60 ft. long Depth 4 ft.  Rock  Plastic Chamber
- c. There are n/a Seepage pit(s), each n/a ft. in diameter, and n/a ft. TD. n/a ft. BI.
- d. The leach bed is n/a ft. by n/a ft., total n/a sq. ft. of leached area. Depth is n/a ft.
4. a. Construction of septic tank (Please check one of the following):  
 Concrete  Fiberglass  Steel  Other: \_\_\_\_\_
- b. Internal dimensions of septic: Length 15 ft. Width 5 ft. Depth 6 ft.
- c. Condition of tank (please check yes or no for each question):  
 Inlet Tee present?  Yes  No  
 Tank Structure deteriorated?  Yes  No  
 Outlet Tee present?  Yes  No  
 Effluent Filter Present?  Yes  No  
 Two compartments?  Yes  No
- d. Condition of D-Box: Level?  Yes  No Replaced?  Yes  No
5. a. While pumping the tank, did effluent flow back into tank from absorption system?  Yes  No  
 b. Prior to pumping, was the liquid level in the tank above the outlet tee?  Yes  No  
 c. Was the area around the lids oxidized?  Yes  No  
 d. Is design of system gravity feed?  Yes  No  
 e. Were well(s) observed on this or adjacent property?  Yes  No  
 If yes, indicate distance of well from: Septic tank \_\_\_\_\_ ft. Leach lines \_\_\_\_\_ ft. Seepage Pits \_\_\_\_\_ ft.  
 f. Distance from springs, lakes, and natural water courses (check all that apply):  
 Septic Tank \_\_\_\_\_ ft.  Leach lines \_\_\_\_\_ ft.  Seepage Pits \_\_\_\_\_ ft.  
 g. Is sewer within 200 ft. of structure and abuts property line?  Yes  No  
 Additional Comments: \_\_\_\_\_  
 h. How long has dwelling been vacant? (if applicable) \_\_\_\_\_ months \_\_\_\_\_ weeks  N/A
6. a.  It is my opinion that the system appears to be in good working order and can be expected to function properly with proper maintenance. No repairs are necessary at this time.  
 b.  It is my opinion that the system is not in good working order and will not function properly without the following repairs: \_\_\_\_\_

**I certify under penalty of perjury that the foregoing is true and correct.**

Signature: Norman S. Davis Print Name: Norman S. Davis  
 Contractor License No.: 365794 Expiration Date: 11/30/2018  
 Pumper Co.: Davis Plumbing & Heating Phone Number: 951-657-0393  
 Address: PO Box 871 City: Perris Zip: 92572





COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

CERTIFICATION OF EXISTING SUBSURFACE DISPOSAL SYSTEM

- 3880 Lemon Street • Suite 200 • Riverside • CA • 92501 - (951) 955-8980
47-950 Arabia Street • Suite A • Indio • CA 92201 - (760) 863-7570

Property Information: APN: 471-210-029 Date of Inspection: 06/01/2018
1. Owner: Irma Llamas Address: 9045 Reche Canyon Road City: Colton

FAILURE TO PROVIDE ALL REQUIRED INFORMATION SHALL PREVENT OWNER FROM OBTAINING ENVIRONMENTAL HEALTH APPROVAL

- 2. Show design and location on a scale of 1:20 or 1:40 of the sewage disposal system and 100% expansion area in relation to dwellings, structures, wells, rock outcroppings, drainage, watercourses, etc.
3. a. I examined existing subsurface sewage disposal system at the above location on 06/01/2018 and determined that the tank capacity is 2000 gallons and that there is 720 sq. ft. of leach line bottom area. There are three bedrooms in the dwelling and there are 27 fixture units.
b. There are 4 leach line(s), each 60 ft. long Depth 1 ft.
c. There are n/a Seepage pit(s), each n/a ft. in diameter, and n/a ft. TD. n/a ft. Bl.
d. The leach bed is n/a ft. by n/a ft., total n/a sq. ft. of leached area. Depth is n/a ft.
4. a. Construction of septic tank (Please check one of the following): Concrete Fiberglass Steel Other:
b. Internal dimensions of septic: Length 15 ft. Width 5 ft. Depth 6 ft.
c. Condition of tank (please check yes or no for each question): Inlet Tee present? Tank Structure deteriorated? Effluent Filter Present? Two compartments?
d. Condition of D-Box: Level? Replaced?
5. a. While pumping the tank, did effluent flow back into tank from absorption system?
b. Prior to pumping, was the liquid level in the tank above the outlet tee?
c. Was the area around the lids oxidized?
d. Is design of system gravity feed?
e. Were well(s) observed on this or adjacent property?
f. Distance from springs, lakes, and natural water courses (check all that apply):
g. Is sewer within 200 ft. of structure and abuts property line?
Additional Comments:
h. How long has dwelling been vacant? (if applicable) months weeks N/A

- 6. a. It is my opinion that the system appears to be in good working order and can be expected to function properly with proper maintenance. No repairs are necessary at this time.
b. It is my opinion that the system is not in good working order and will not function properly without the following repairs: Davis Plumbing & Heating

I certify under penalty of perjury that the foregoing is true and correct.

Signature: Norman Davis Print Name: Norman S. Davis
Contractor License No.: 365794 Expiration Date: 11/30/2018
Pumper Co.: Davis Plumbing & Heating Phone Number: 951-857-0393
Address: PO Box 871 City: Perris Zip: 92572



**OWNER:**  
Irma Llamas  
8490 Reche Canyon Road  
Colton Ca 92324  
APN: 471-210-029



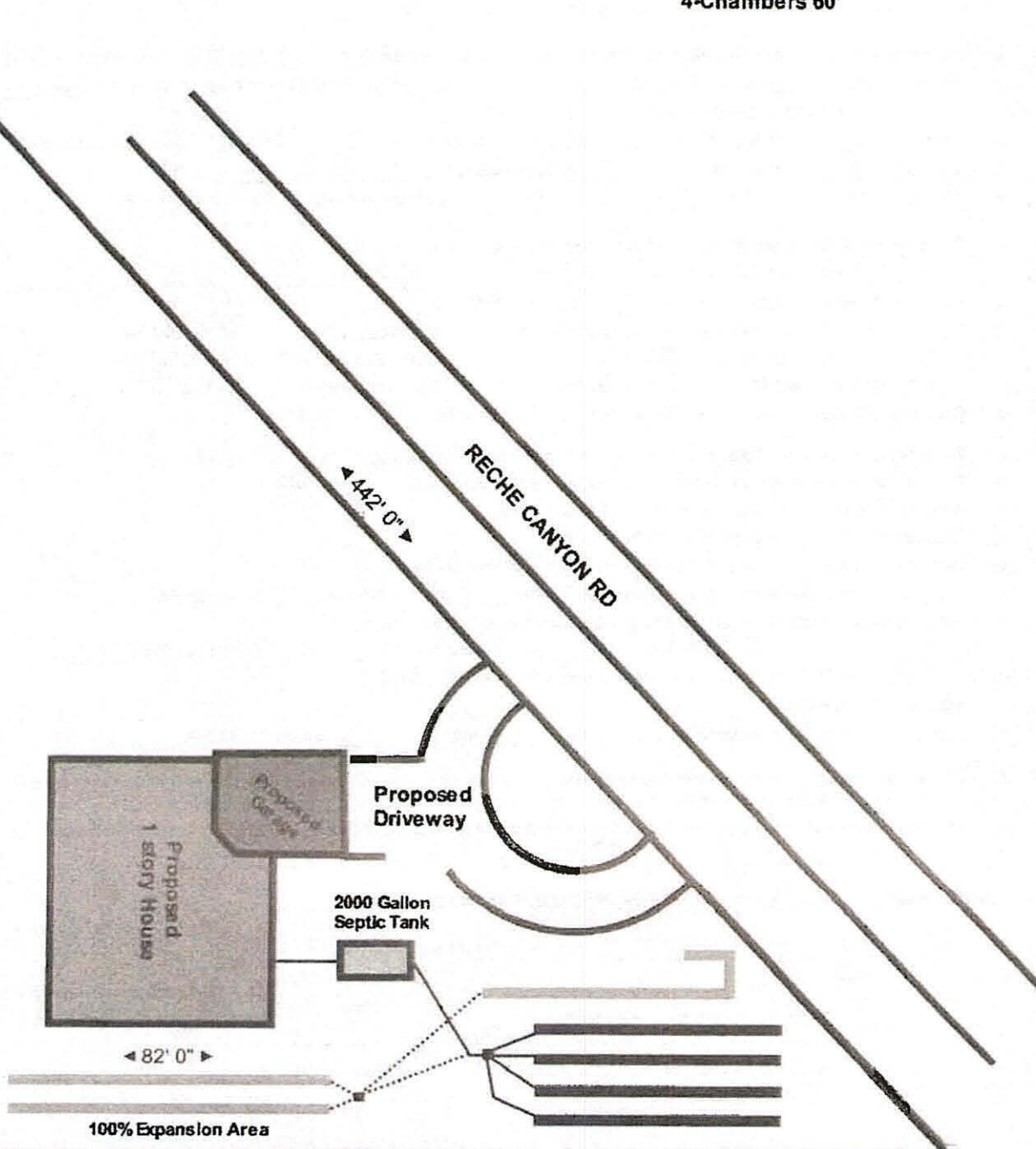
**Davis Plumbing & Heating**

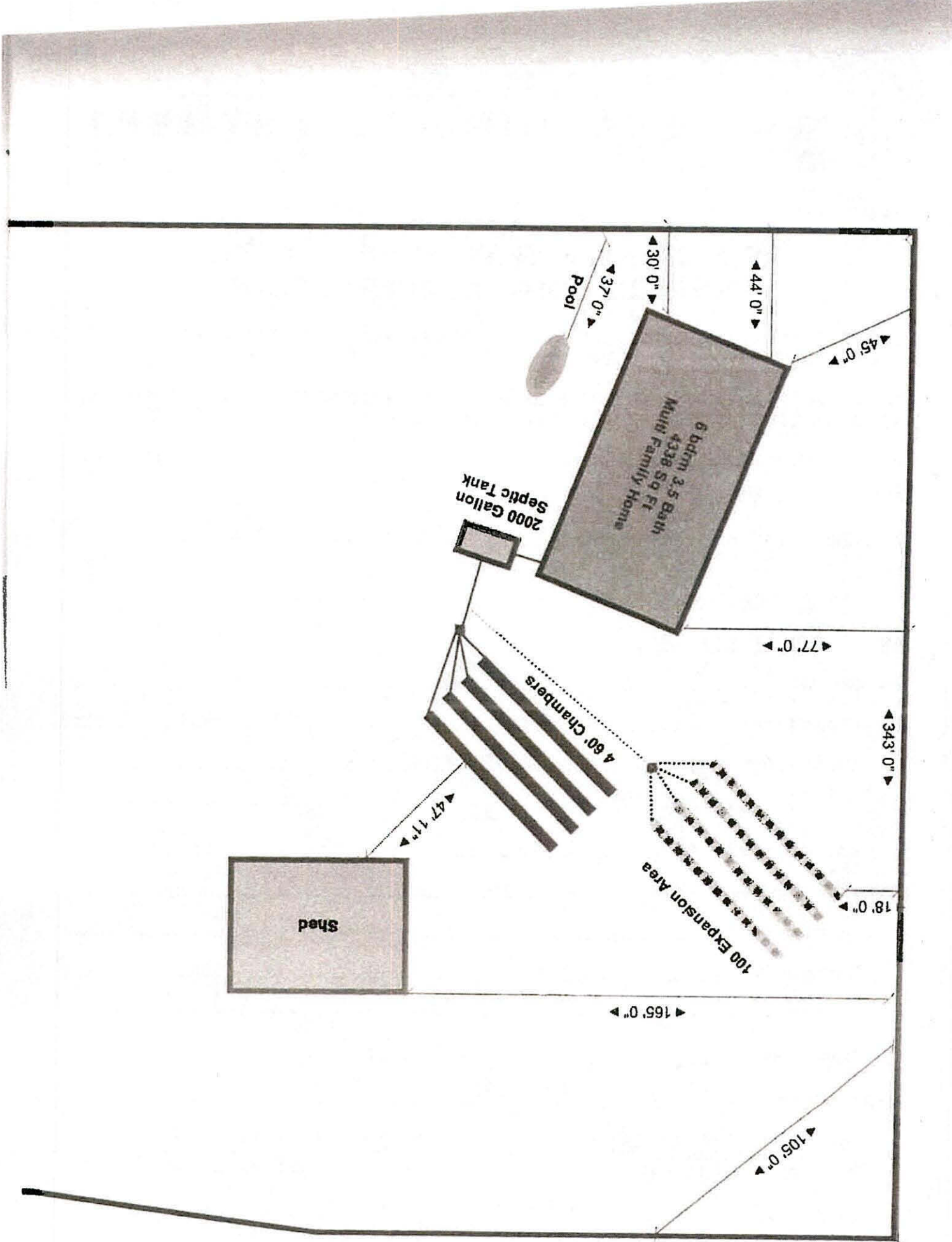
PO Box 871 Perris, CA 92572  
P 951 857 1393 F 951 857 1323  
Lic# 385794 Exp Nov 30, 2018

Norman  
Davis, Jr.

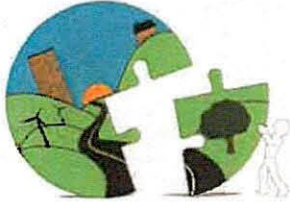
9045 Reche Canyon Rd  
Colton Ca 92324

**SYSTEM:**  
2- 2000 Gallon Concrete Septic Tank  
4 Chambers 60'  
4-Chambers 60'









Steve Weiss, AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CHECK ONE AS APPROPRIATE:

- GENERAL (WITHOUT SPECIFIC PLAN)  
 GENERAL (WITH SPECIFIC PLAN)

CIRCULATION SECTION

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant Name: Rod Arsalan

Contact Person: Rod Arsalan E-Mail: aceng114@gmail.com

Mailing Address: 750 S. LINCOLN AVE #104-167  
Street  
CORONA CA 92882  
City State ZIP

Daytime Phone No: (951) 272-8181 Fax No: (951) 272-8794

Engineer/Representative Name: SAME AS ABOVE

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

Mailing Address: \_\_\_\_\_  
Street  
 \_\_\_\_\_  
City State ZIP

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

Property Owner Name: IRMA LLAMAS

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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Contact Person: IRMA LLAMAS E-Mail: \_\_\_\_\_

Mailing Address: 8490 RECHIE VISTA DR.  
COLTON CA 92324  
City State ZIP

Daytime Phone No: (909) 645-4765 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 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.)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)  
IRMA LLAMAS      Irma Llamas  
\_\_\_\_\_  
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.



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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 471-210-029

Approximate Gross Acreage: 5.22 ACRES

General location (nearby or cross streets): North of RECHE VISTA DR., South of RECHE CANYON RD East of STEELE RD, West of WOLLY CT.

Existing Zoning Classification(s): RA-5

Existing Land Use Designation(s): RR

Check the box(es) as applicable:

- Technical Amendment
- Entitlement/Policy Amendment
- Foundation Component Amendment-Regular
- Foundation Component Amendment-Extraordinary
- Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

R-R-70 EDR

Related cases filed in conjunction with this request:

GPA 00965  
TPM 36302

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

If yes, provide Application No(s). \_\_\_\_\_  
(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): \_\_\_\_\_

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

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	EDISON	
Gas Company	SOCAL GAS	
Telephone Company	VERIZON	
Water Company/District	WATER WELL	
Sewer District	ON-SITE SEPTIC	

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.

**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) Irma Gomez Date 5-10-17

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman · Planning Director

*Contacted:  
2/27/08 for  
40 site maps*

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 00965 DATE SUBMITTED: 2-14-08

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant's Name: IRMA LLAMAS E-Mail: \_\_\_\_\_

Mailing Address: 2800 RECHE VISTA DRIVE  
COLTON CA 92324  
City State ZIP

Daytime Phone No: (909) 645 4765 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: MIGUEL B SANCHEZ E-Mail: eveng@verizon.net

Mailing Address: 9919 TELEGRAPH ROAD  
PICO RIVERA CA 90660  
City State ZIP

Daytime Phone No: (562) 949 5100 Fax No: (562) 949-5400

Property Owner's Name: SAME AS APPLICANT E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
 \_\_\_\_\_  
City State ZIP

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

If the property is owned by more than one person, attach a separate page that reference the application, case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

*Ea 41793*

*CFG 05140*



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Irma Llamas  
PRINTED NAME OF APPLICANT

Irma Llamas  
SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Irma Llamas  
PRINTED NAME OF PROPERTY OWNER(S)

Irma Llamas  
SIGNATURE OF PROPERTY OWNER(S)

Juan Llamas  
PRINTED NAME OF PROPERTY OWNER(S)

Juan Llamas  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 471-210-029

Section: 19 Township: 2S Range: 3W

Approximate Gross Acreage: 5.2 ACRES

General location (nearby or cross streets): North of ARROYO DR, South of

RECHE CANYON RD East of RECHE CANY RD West of RECHE VISTA DR



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2006 - 687 42

Existing Zoning Classification(s): RA-5

→ Existing Land Use Designation(s): RURAL RESIDENTIAL

→ Proposal (describe the details of the proposed general plan amendment):

AMEND RECHE CANYON PLAN FROM RURAL RESIDENTIAL (RR) TO ESTATE DENSITY RESIDENTIAL (EDR) APPROXIMATELY 5.2 ACRES

→ Related cases filed in conjunction with this request:

NONE

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. SECOND UNIT BR 5071258

E.A. Nos. (if known) N/A E.I.R. Nos. (if applicable): N/A

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	<u>SOUTHERN CA EDISON</u>	<input checked="" type="checkbox"/>
Gas Company	<u>SO CA GAS CO</u>	<input checked="" type="checkbox"/>
Telephone Company	<u>VERIZON</u>	<input checked="" type="checkbox"/>
Water Company/District	<u>EASTERN WATER DISTRICT</u>	<input checked="" type="checkbox"/>
Sewer District		<input checked="" type="checkbox"/>

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) \_\_\_\_\_

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

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

→ Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River     Santa Margarita River     San Jacinto River     Colorado River

**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.

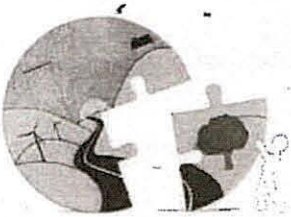
Owner/Representative (1) Alfredo Sanchez Date 2/10/08  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

- AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name): \_\_\_\_\_
- EXISTING DESIGNATION(S): \_\_\_\_\_
- PROPOSED DESIGNATION(S): \_\_\_\_\_





# 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.

Irma Llamas / Juan Llamas 04-27-18  
Property Owner(s) Signature(s) and Date

Irma Llamas Juan Llamas  
PRINTED NAME of Property Owner(s)

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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

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

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

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

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



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

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

**GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 – Intent to Adopt a Negative Declaration** – Applicant: Juan and Irma Llamas – Engineer/Representative: AC Engineering Group, Inc. c/o Rod Arsalan – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Existing – Rural: Rural Residential (R-RR) (5 Acres Min.) – Proposed – Rural Community: Estate Density Residential (RC-EDR) (2 Acres Min.) – Location: Southwesterly of Reche Canyon Road, easterly of Reche Vista Drive, and northerly of Holly Court – 5.22 Gross Acres – Zoning: Existing – Residential Agricultural – 5 Acre Minimum (R-A-5) – Proposed – Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST: General Plan Amendment No. 1221** is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R-RR) that has a density of one (1) dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC-EDR) with a density of one (1) dwelling unit per two (2) acres. **Change of Zone No. 7727** is a proposal to change the zone from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural – 2 Acre Minimum (R-A-2). **Tentative Parcel Map No. 36302** is a proposal for a Schedule “H” Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two (2) parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994).

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 3, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission, and all correspondence received will be retained for the official record.

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

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



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on April 06, 2020,

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

APN (s) or case numbers CZ07727 / GPA1221 / PM36302 for

Company or Individual's Name RCIT - GIS

Distance buffered 600'

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

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

TITLE: GIS Analyst

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

Riverside, Ca. 92502

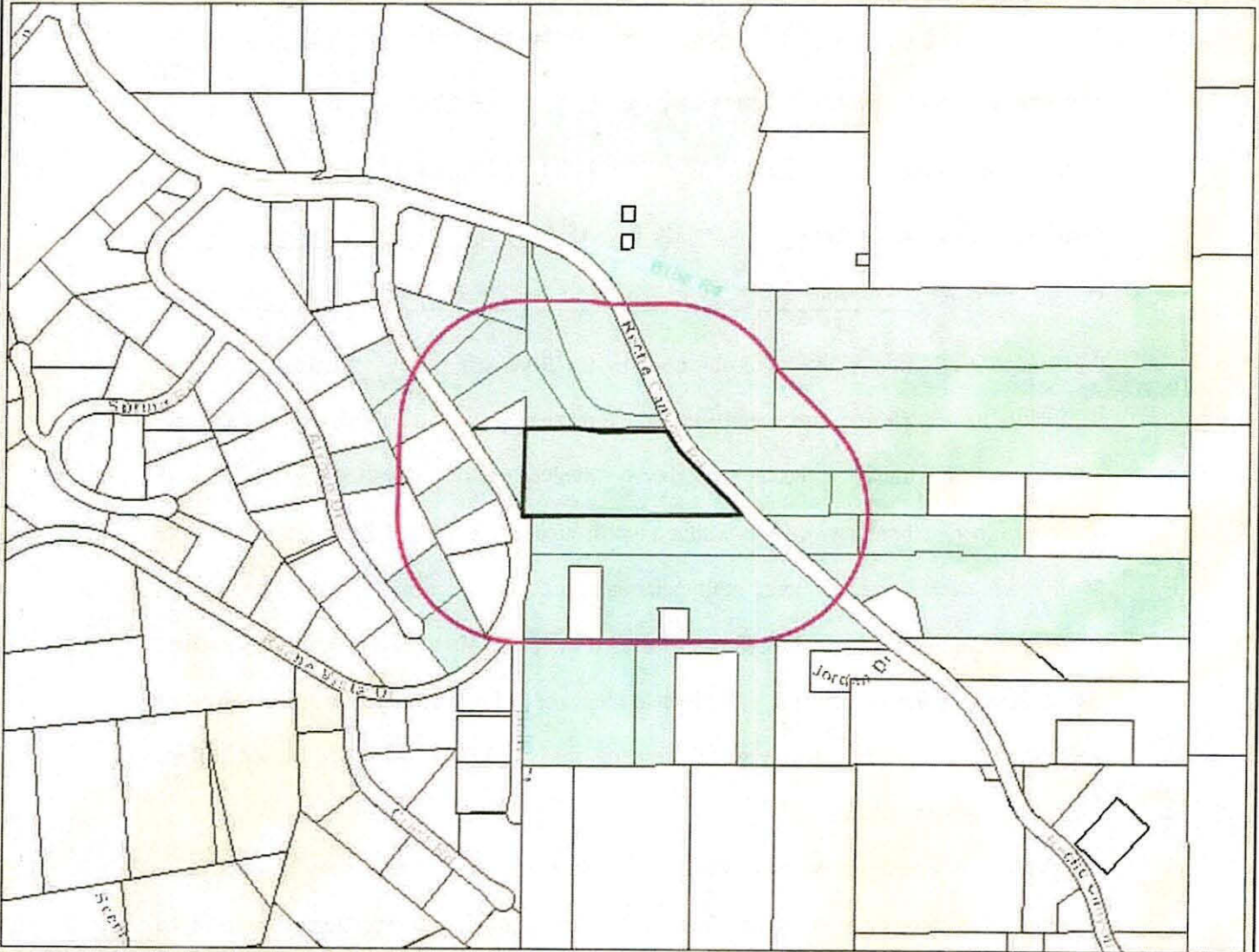
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158



# Riverside County GIS Mailing Labels

CZ07727 / GPA1221 / PM36302

( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  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... 4/6/2020 9:28:15 AM

© Riverside County RCIT

471100022  
FRANK S. ABACHERLI  
P O BOX 327  
MIRA LOMA CA 91752

471100027  
JON P. PRECIADO  
8879 RECHE CANYON RD  
COLTON CA 92324

471100028  
JON P. PRECIADO  
8873 RECHE CANYON RD  
COLTON CA 92324

471100049  
MAYRA L. MAGANA  
8378 RECHE VISTA DR  
COLTON CA 92324

471100050  
AURELIO GARCIA  
8392 RECHE VISTA DR  
COLTON CA 92324

471100052  
SCOTT L. LISK  
8440 RECHE VISTA DR  
COLTON CA 92324

471100053  
LOUIE C. ROMO  
773 S 7TH ST  
COLTON CA 92324

471120002  
CHARLIE D. WEEKS  
8950 RECHE CANYON RD  
COLTON CA 92324

471120003  
NELSON P. SANDOVAL  
8960 RECHE CANYON RD  
COLTON CA 92324

471120028  
RIVERSEND  
3051 E WASHINGTON AVE  
LOS ANGELES CA 90023

471120035  
MARTIN FRIAS  
8955 RECHE CANYON RD  
COLTON CA 92324

471120036  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

471180025  
HERSCHEL V. HIATT  
9202 ARROYO DR  
COLTON CA 92324

471180026  
HERSCHEL V. HIATT  
9202 ARROYO DR  
COLTON CA 92324



471180029  
LOUIE C. ROMO  
9092 ARROYO DR  
COLTON CA 92324

471180031  
FRANK ABACHERLI  
P O BOX 327  
MIRA LOMA CA 91752

471180034  
LARRY R. CONLEY  
8480 RECHE VISTA DR  
COLTON CA 92324

471210002  
EVILIO ZECENA SANDOVAL  
8500 RECHE VISTA DR  
COLTON CA 92324

471210003  
JOHN COOPER  
8840 RECHE CANYON RD  
COLTON CA 92324

471210006  
DARYL R. GREEN  
9190 HOLLY CT  
COLTON CA 92324

471210014  
JERED STANSBERRY  
9098 RECHE CANYON RD  
COLTON CA 92324

471210016  
PETER H. WESCH  
9086 RECHE CANYON RD  
COLTON CA 92324

471210017  
EARNEST C. HAYES  
2651 RECHE CY RD  
COLTON CA 92324

471210018  
CURTIS COFFMAN  
9058 RECHE CANYON RD  
COLTON CA 92324

471210021  
CHARLES D. WEEKS  
8950 RECHE CYN  
COLTON CA 92324

471210022  
KATIE STANSBERRY  
9098 RECHE CANYON RD  
COLTON CA 92324

471210025  
JAMES J. TOUGAS  
9160 HOLLY CT  
COLTON CA 92324

471210029  
JUAN LLAMAS  
8490 RECHE VISTA DR  
COLTON CA 92324

Juan & Irma Llamas  
8490 Reche Vista Drive  
Colton, CA 92324

Juan & Irma Llamas  
9045 Reche Canyon Road  
Colton, CA 92324

AC Engineering Group, Inc.  
2913 El Camino Real  
Tustin, CA 92782  
Attn: Rod Arsalan

AC Engineering Group, Inc.  
750 S. Lincoln Ave. #104-167  
Corona, CA 92882  
Attn: Rod Arsalan

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

San Manuel Band of Mission Indians  
26569 Community Center Drive  
Highland, CA 92346  
Attn: CULTURAL RESOURCES ANALYST





**INVOICE (PLAN-CFG05140)  
FOR RIVERSIDE COUNTY**



**County of Riverside  
Transportation & Land Management Agency**

**BILLING CONTACT / APPLICANT**

Irma Llamas

8490 Reche Vista Dr  
Moreno Valley, Ca 92557

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG05140	02/14/2008	02/14/2008	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG05140	0452 - CF&G TRUST: RECORD FEES	\$64.00

SITE ADDRESS		
8490 Reche Vista Dr Colton,	<b>SUB TOTAL</b>	<b>\$64.00</b>

<b>TOTAL DUE</b>	<b>\$64.00</b>
------------------	----------------

<b>PAYMENT OPTIONS</b>		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, [TLMABilling@rivco.org](mailto:TLMABilling@rivco.org) and include the reference number(s), which is your case number and department in the subject line.



# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
7/3/20	0011394945		PE Riverside	4 x 100 Li	520.00

Invoice text: NOH - GPA 1221, CZ 7727, TPM 36302

*TLMA - Planning  
 Item 21.2 of 7/14/20*

Placed by: Hannah Lumanauw

## Legal Advertising Memo Invoice

BALANCE DUE
520.00

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE 07/03/2020	BILLED ACCOUNT NUMBER 5209148	ADVERTISER/CLIENT NUMBER 5209148	ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE



## THE PRESS-ENTERPRISE

### Legal Advertising Memo Invoice

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
07/03/2020	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
520.00	0011394945	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

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

# THE PRESS-ENTERPRISE

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

**PROOF OF PUBLICATION  
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

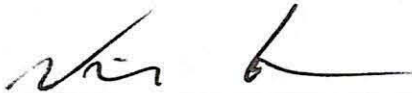
Ad Desc.: NOH - GPA 1221, CZ 7727, TPM 36302 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**07/03/2020**

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

Date: July 03, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011394945-01

P.O. Number:

Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, AND TENTATIVE PARCEL MAP IN THE RECHE CANYON/BADLANDS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 14, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **General Plan Amendment No. 1221**, which proposes for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR), that has a density of one dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC: EDR) with a density of one dwelling unit per 2 acres. Change of Zone No. 7727, which proposes to change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). **Tentative Tract Map No. 36302**, which proposes for a Schedule H Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994). This project is Southwest of Reche Canyon Road, East of Reche Vista Drive, North of Holly Court of Fifth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors tentatively approve the project and adopt a Negative Declaration.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, URBAN REGIONAL PLANNER III, AT (951)-955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 26, 2020 Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
Press-Enterprise, 7/03



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, AND TENTATIVE PARCEL MAP IN THE RECHE CANYON/BADLANDS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT**

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: June 26, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant



OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

**KECIA R. HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

June 26, 2020

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

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

RE: NOTICE OF PUBLIC HEARING: GPA 1221, CZ 7727, and TPM 36302

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, July 03, 2020.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Hannah Lumanauw*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD



# CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 29, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA 1221, CZ 7727, and TPM 36302

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** July 14, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: June 29, 2020  
Hannah Lumanauw

# CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 29, 2020, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA 1221, CZ 7727, and TPM 36302

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** July 14, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw      DATE: June 30, 2020  
Hannah Lumanauw





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

**DATE: June 24, 2020**

**TO: Clerk of the Board of Supervisors – July 14, 2020 BOS meeting**

**FROM: Planning Department – Riverside – Tim Wheeler, Urban Regional Planner III (5-6060)**

**SUBJECT: GPA1221, CZ7727, TPM36302**

(Charge your time to these case numbers)

**TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON THE PLANNING COMMISSION’S DECISION TO RECOMMEND APPROVAL OF GENERAL PLAN AMENDMENT NO. 1221, CHANGE OF ZONE NO. 7727, and TENTATIVE PARCEL MAP NO. 36302 – Intent to Adopt a Negative Declaration** – Applicant: Juan and Irma Llamas – Engineer/Representative: AC Engineering Group, Inc. c/o Rod Arsalan - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Existing – Rural: Rural Residential (R: RR) (5 Ac. Min.) – Proposed – Rural Community: Estate Density Residential (RC: EDR) (2 Ac. Min) - Location: Southwest of Reche Canyon Road; East of Reche Vista Drive; North of Holly Court – 5.22 Gross Acres - Zoning: Existing – Residential Agricultural - 5 Acre Minimum (R-A-5) – Proposed – Residential Agricultural - 2 Acre Minimum (R-A-2) - REQUEST: General Plan Amendment No. 1221 is a proposal for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR), that has a density of one dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC: EDR) with a density of one dwelling unit per 2 acres. Change of Zone No. 7727 is a proposal to change the zone from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). Tentative Parcel Map No. 36302 is a proposal for a Schedule H Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994). Applicant Fees 100%.

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

- Place on Administrative Action
- Receive & File
- EOT
- Labels provided If Set For Hearing
  - 10 Day
  - 20 Day
  - 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (5th Dist) Press Enterprise
- Negative Declaration
  - 10 Day
  - 20 Day
  - 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(5th Dist) Press Enterprise

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

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

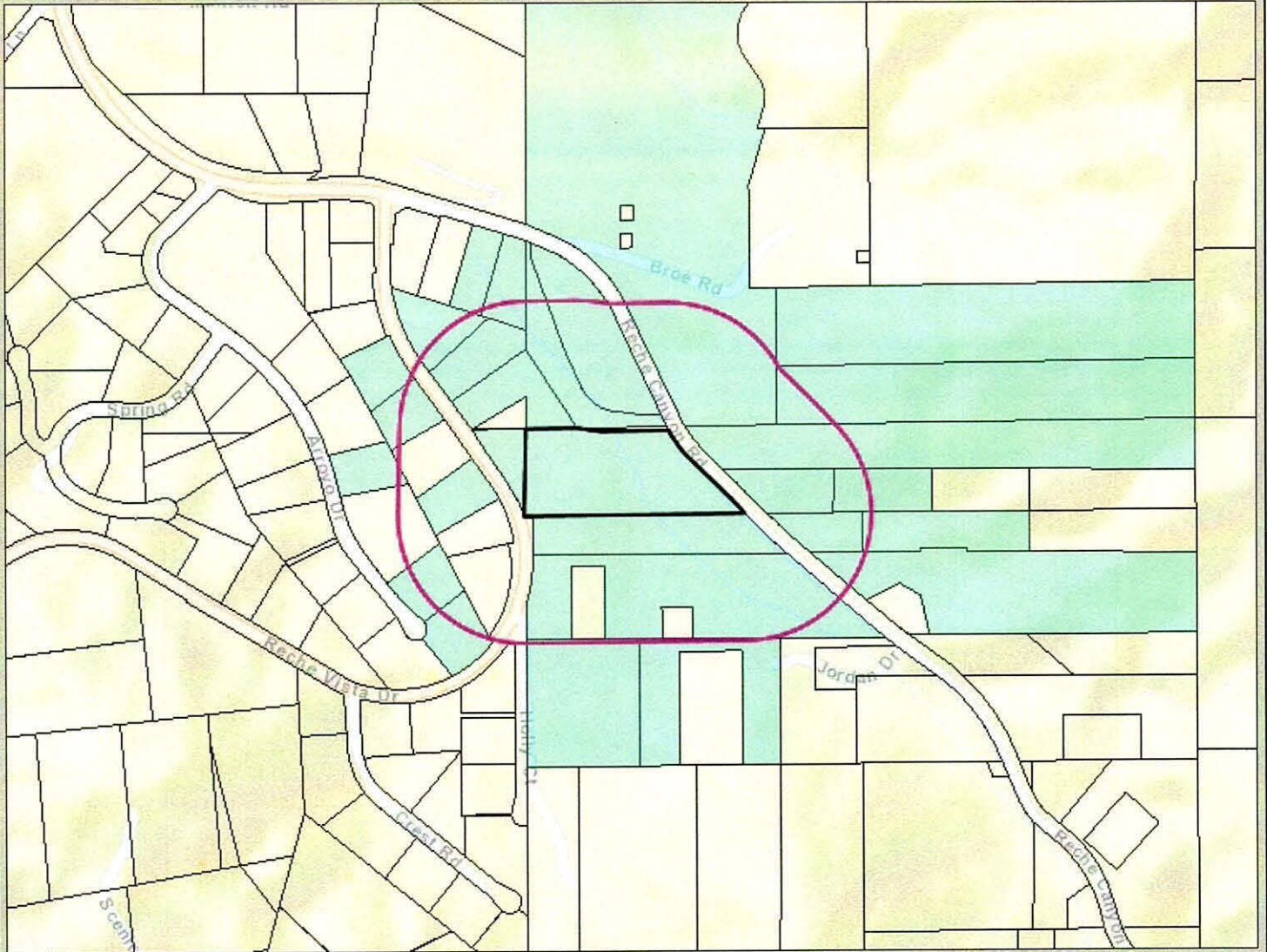
*"Planning Our Future... Preserving Our Past"*



# Riverside County GIS Mailing Labels

CZ07727 / GPA1221 / PM36302

( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  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... 4/6/2020 9:28:15 AM

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471100022  
FRANK S. ABACHERLI  
P O BOX 327  
MIRA LOMA CA 91752

471100027  
JON P. PRECIADO  
8879 RECHE CANYON RD  
COLTON CA 92324

471100028  
JON P. PRECIADO  
8873 RECHE CANYON RD  
COLTON CA 92324

471100049  
MAYRA L. MAGANA  
8378 RECHE VISTA DR  
COLTON CA 92324

471100050  
AURELIO GARCIA  
8392 RECHE VISTA DR  
COLTON CA 92324

471100052  
SCOTT L. LISK  
8440 RECHE VISTA DR  
COLTON CA 92324

471100053  
LOUIE C. ROMO  
773 S 7TH ST  
COLTON CA 92324

471120002  
CHARLIE D. WEEKS  
8950 RECHE CANYON RD  
COLTON CA 92324

471120003  
NELSON P. SANDOVAL  
8960 RECHE CANYON RD  
COLTON CA 92324

471120028  
RIVERSEND  
3051 E WASHINGTON AVE  
LOS ANGELES CA 90023

471120035  
MARTIN FRIAS  
8955 RECHE CANYON RD  
COLTON CA 92324

471120036  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

471180025  
HERSCHEL V. HIATT  
9202 ARROYO DR  
COLTON CA 92324

471180026  
HERSCHEL V. HIATT  
9202 ARROYO DR  
COLTON CA 92324

Go to avery.com/templates  
Use Avery template 5162

Easy Peel Address Labels  
Bend along line to expose Pop-up Edge

5162

EVERY

471180029  
LOUIE C. ROMO  
9092 ARROYO DR  
COLTON CA 92324

471180031  
FRANK ABACHERLI  
P O BOX 327  
MIRA LOMA CA 91752

471180034  
LARRY R. CONLEY  
8480 RECHE VISTA DR  
COLTON CA 92324

471210002  
EVILIO ZECENA SANDOVAL  
8500 RECHE VISTA DR  
COLTON CA 92324

471210003  
JOHN COOPER  
8840 RECHE CANYON RD  
COLTON CA 92324

471210006  
DARYL R. GREEN  
9190 HOLLY CT  
COLTON CA 92324

471210014  
JERED STANSBERRY  
9098 RECHE CANYON RD  
COLTON CA 92324

471210016  
PETER H. WESCH  
9086 RECHE CANYON RD  
COLTON CA 92324

471210017  
EARNEST C. HAYES  
2651 RECHE CY RD  
COLTON CA 92324

471210018  
CURTIS COFFMAN  
9058 RECHE CANYON RD  
COLTON CA 92324

471210021  
CHARLES D. WEEKS  
8950 RECHE CYN  
COLTON CA 92324

471210022  
KATIE STANSBERRY  
9098 RECHE CANYON RD  
COLTON CA 92324

471210025  
JAMES J. TOUGAS  
9160 HOLLY CT  
COLTON CA 92324

471210029  
JUAN LLAMAS  
8490 RECHE VISTA DR  
COLTON CA 92324



Juan & Irma Llamas  
8490 Reche Vista Drive  
Colton, CA 92324

Juan & Irma Llamas  
9045 Reche Canyon Road  
Colton, CA 92324

AC Engineering Group, Inc.  
750 S. Lincoln Ave. #104-167  
Corona, CA 92882  
Attn: Rod Arsalan

AC Engineering Group, Inc.  
2913 El Camino Real  
Tustin, CA 92782  
Attn: Rod Arsalan

San Manuel Band of Mission Indians  
26569 Community Center Drive  
Highland, CA 92346  
Attn: Cultural Resources Analyst

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, AND TENTATIVE PARCEL MAP IN THE RECHE CANYON/BADLANDS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 14, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **General Plan Amendment No. 1221**, which proposes for a Technical Amendment that would change the General Plan Foundation Component on the subject property. Currently the project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR), that has a density of one dwelling unit per 5 acres. The Amendment would change the General Plan land use designation to Rural Community: Estate Density Residential (RC: EDR) with a density of one dwelling unit per 2 acres. **Change of Zone No. 7727**, which proposes to change the zone from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural – 2 Acre Minimum (R-A-2). **Tentative Tract Map No. 36302**, which proposes for a Schedule H Subdivision that would subdivide the subject property, which totals 5.22 gross acres, into two parcels as follows: Parcel 1 would be 2.10 gross acres and Parcel 2 would be 3.12 gross acres. The tentative parcel map will avoid impacts to a portion of Parcel 2 as agreed to under Habitat Evaluation and Acquisition Negotiation Strategy No. 1994 (HANS01994). This project is Southwest of Reche Canyon Road, East of Reche Vista Drive, North of Holly Court of Fifth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors tentatively approve the project and adopt a Negative Declaration.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, URBAN REGIONAL PLANNER III, AT (951)-955-6060 OR EMAIL [TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG).

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: June 26, 2020

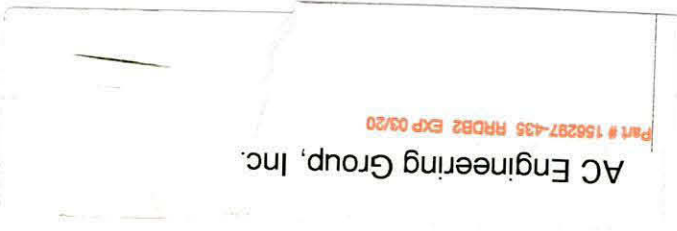
Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant



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OPENING INSTRUCTIONS

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

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CLERK / BOARD OF SUPERVISORS  
2020 JUL -7 AM 11:15



AC Engineering Group, Inc.  
Part # 156287-435 RHDB2 EXP 03/20

RETURN TO SENDER  
Unclaimed  
From A Commercial  
Receiving Agency

### PUBLIC HEARING NOTICE

Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1st Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



*This may affect your property*

U.S. POSTAGE PITNEY BOWES  
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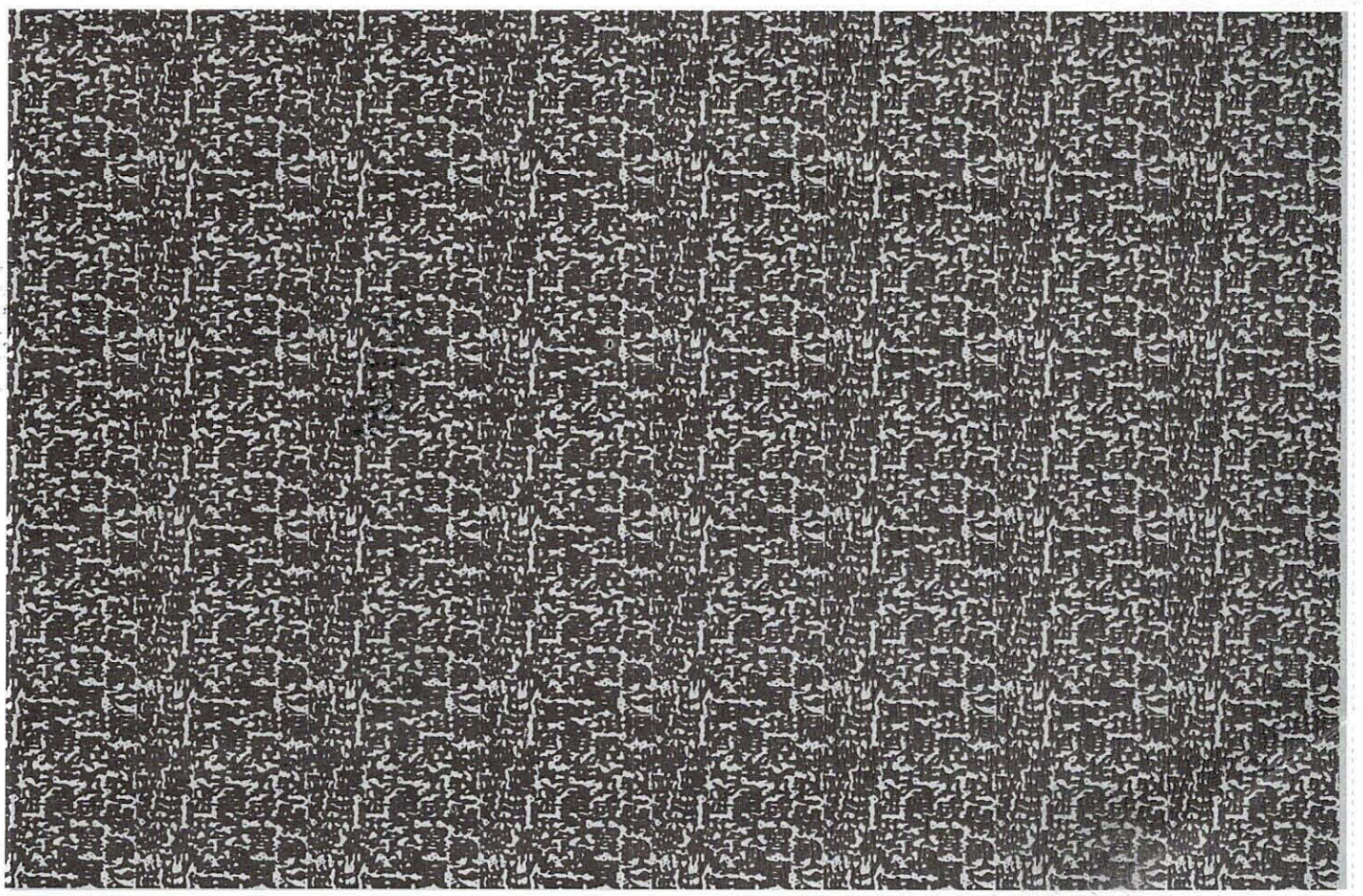


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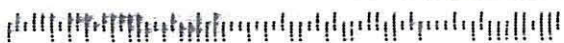
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RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS  
2020 AUG 10 AM 11:05

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

Receipt #: 20-203444

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD Date: 06/30/2020

County Agency of Filing: RIVERSIDE Document No: E-202000737

Project Title: PA # 1221 CZ # 7727 AND TTM# 36302

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD Phone Number: (951) 955-1063

Project Applicant Address: P O BOX 1147, RIVERSIDE, CA 92502-1147

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report \_\_\_\_\_
  - Negative Declaration \_\_\_\_\_
  - Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
  - Project Subject to Certified Regulatory Programs \_\_\_\_\_
  - County Administration Fee \_\_\_\_\_ \$0.00
  - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
  - Project that is exempt from fees (Notice of Exemption)
- Total Received** \_\_\_\_\_ **\$0.00**

Signature and title of person receiving payment: Sheela L. Gavala Deputy

Notes:

7/14/20 21.2  
2020-8-147462



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, AND TENTATIVE PARCEL MAP IN THE RECHE CANYON/BADLANDS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT**

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Please send all written correspondence to: Clerk of the Board, 4080 I Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: June 26, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-20200737  
06/30/2020 08:00 AM Fee: \$ 0.00  
Page 1 of 1

Removed **AUG 04 2020** By: **SZ** Deputy





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PO BOX 751  
RIVERSIDE CA 92502-0751

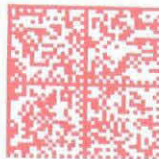
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BOARD

P O BOX 1147

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