

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



ITEM: 21.3  
(ID # 13041)

MEETING DATE:

Tuesday, August 04, 2020

FROM: TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GPA No. 1214, CZ No. 7927, and PM36990 – Adoption of a Negative Declaration – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Lands (IND) – Location: Southerly of 70th Avenue, westerly of Pierce Street, and easterly of Dennington Court – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) – REQUEST: General Plan Amendment No. 1214 (Entitlement/Policy Amendment) proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), of Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum), on an 8.5 gross acre site. Change of Zone No. 7927 proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on the 8.5 gross acre site. Tentative Parcel Map No. 36990 proposes a Schedule H subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13 existing dwelling units on the subject property. District 4. [Applicant Fees 100%]

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

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42976**, based on the findings incorporated in the initial study, included herein, and the conclusion that the project will not have a significant effect on the environment;

**ACTION:** Policy

Charissa Leach, Assistant TLMA Director

7/23/2020

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Spiegel 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: August 4, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy



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

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1214 (ENTITLEMENT/POLICY AMENDMENT)**, to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), totaling 8.5 gross acres, of Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum), in accordance with Exhibit #6 attached hereto, subject to final adoption of the General Plan Cycle Resolution by the Board of Supervisors;
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7927**, changing the project site's Zoning Classification that is currently zoned Light Agriculture-10 Acre Minimum (A-1-10) to Residential Agriculture (R-A), in accordance with Exhibit #3 attached hereto, based upon the findings and conclusions incorporated in the staff report, and subject to final adoption of the zoning ordinance by the Board of Supervisors; and
4. **APPROVE TENTATIVE PARCEL MAP NO. 36990**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to final adoption of the General Plan Cycle Resolution and the zoning ordinance by the Board of Supervisors.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: 2020/2021	

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

**BACKGROUND:**

**Summary**

**The Project**

General Plan Amendment No. 1214 (Entitlement/Policy Amendment) proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), of Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum), on an 8.5 gross acre site.

General Plan Amendment No. 1214 (Entitlement/Policy Amendment) modifies private fee land currently identified by GIS as Indian Lands (IND) on the Eastern Coachella Valley Plan within the Torres Martinez Desert Cahuilla Indians Reservation. IND lands currently have no existing Foundation Component or land use designation. In order to place a Foundation Component and land use designation on the 8.5 acre property, an Entitlement Amendment is required through GPA No. 1214. An Entitlement Amendment is only needed because there was never a Foundation Component or Land Use Designation. Additionally, since there was never a



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

Foundation Component on the land, adding one would not be bound by the 8-year Foundation Component cycle.

Change of Zone No. 7927 proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site.

Tentative Parcel Map No. 36990 proposes a Schedule H subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13 existing dwelling units on the subject property.

Project History

The 8.5 gross acre project site was previously approved under BMK000006 in 2000 for an employee housing mobile home park with 12-units and separate main dwelling unit which remain on the subject site. The owner/applicant wishes to subdivide 8.5 acres into three (3) parcels for future single-family dwellings or employee housing units on vacant parcels that would be created under the proposed tentative map, along with General Plan Amendment and Zone Change to accommodate the proposed tentative parcel map lot sizes.

Also, based on deed research, the land owner is not member of the Torres Martinez Desert Cahuilla Indians tribe and the land is considered private fee land which can be modified for private development purposes within the Torres Martinez Desert Cahuilla Indians Reservation boundaries with County development applications.

*SB 18 Tribal Consultation*

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On January 19, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Notified tribes have 90 days in which to request consultation regarding the proposed project. No consultation requests were received by July 20, 2017, the end of the 90-day noticing period.

*AB 52 Tribal Consultation*

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 13, 2017. No request for consultation was received. Condition of approval (COA) 60. PLANNING 4 requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

The project was previously scheduled for the May 15, 2019 Planning Commission hearing, but was continued off-calendar due to lack of consensus on recommended zoning and general plan designations between staff and the applicant at that time, and not meeting proposed zoning development standards that could be supported in the draft staff report.

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

**Planning Commission Revisions and Action**

The Project, proposed by Manuel and Feliciano Ferro, was heard by the Planning Commission on June 17, 2020. Planning staff presented a brief Power point presentation about the project. The land divider's representative provided introductory testimony about the proposed project. While noticing of the project included advertising to the public in the Press Enterprise Newspaper and noticing within 2,400-foot radius to surrounding land owners, no members of the public commented on the project.

At the hearing on June 17, 2020, a Planning Commission Memorandum on the morning of the hearing was provided by staff to the Commissioners as amendment to the final staff report package consisting of minor text amendments to Pages 1 and 8 of the staff report. These minor edits consisted of deletion of amended map reference on Page 1 and expanded finding regarding changes in land ownership to private fee land on Page 8.


Based on staff's presentation, the Planning Commission Memorandum, discussion from the Commission, the Commission recommended project approval to the Board of Supervisors.

**Impact on Residents and Businesses**

All potential impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**ATTACHMENTS:**

- A. Planning Commission Hearing Report of Action
- B. Planning Commission Memo
- C. Planning Commission Staff Report
- D. Tentative Parcel Map No. 36690

  
Jason Farin, Principal Management Analyst

7/28/2020

  
Gregory F. Priamos, Director County Counsel

7/23/2020





## PLANNING COMMISSION HEARING REPORT OF ACTIONS JUNE 17, 2020

Avenue, southerly of Etelle Street, easterly of Temescal Street, and westerly of Moody Street – 0.57 Net Acres – Zoning: Existing: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900018 (DA1900018) would impose a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900018 and Conditional Use Permit No. 190029 (CUP190029) and will provide community benefits to the Temescal Canyon Area. CUP190029 proposes to construct a 2,500 sq. ft. building as a storefront for a retail cannabis business with supporting site and landscaping improvements. The Project site includes three contiguous parcels. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).

#### 4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **GENERAL PLAN AMENDMENT NO. 1214, CHANGE OF ZONE NO. 7927, and TENTATIVE PARCEL MAP NO. 36990 – Intent to Adopt a Negative Declaration – EA42976 – Applicant:** Manuel and Feliciano Ferro – **Representative:** Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Lands (IND) – Location: Southerly of 70<sup>th</sup> Avenue, westerly of Pierce Street, and easterly of Dennington Court – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) – **REQUEST:** General Plan Amendment No. 1214 (Entitlement/Policy Amendment) proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. Change of Zone No. 7927 proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. Tentative Parcel Map No. 36990 proposes a Schedule “H” subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

4.2 **GENERAL PLAN AMENDMENT NO. 1208 (GPA1208) – Intent to Adopt a Mitigated Negative Declaration – Applicant:** County of Riverside – First Supervisorial District – Elsinore Area Plan – Lakeland Village Policy Area - Location: Directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road – **REQUEST:** GPA1208 consists of General Plan Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA), including General Plan Foundation Component changes. Project Planner: Robert Flores at (951) 955-1195 or email at [RFlores@rivco.org](mailto:RFlores@rivco.org).

#### 5.0 WORKSHOP:

NONE

#### 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

#### 7.0 DIRECTOR'S REPORT

#### 8.0 COMMISSIONER'S COMMENTS

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

**TENTATIVELY** Approve Development Agreement No. 1900018; and,

**APPROVE** Conditional Use Permit No. 190029, subject to the conditions of approval as modified at hearing.

#### **Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

**ADOPT** Planning Commission Resolution No. 2020-009; and,

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

**ADOPT** Negative Declaration for Environmental Assessment No. 42976; and,

**TENTATIVELY** Approve General Plan Amendment No. 1214; and,

**TENTATIVELY** Approve Change of Zone No. 7927; and,

**APPROVE** Tentative Parcel Map No. 36990, subject to the conditions of approval.

#### **Planning Commission Action:**

Public Comments: Open

By a vote of 5-0

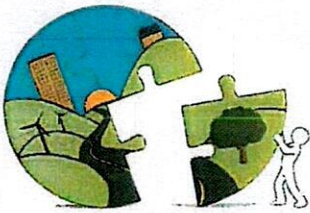
**ADOPT** Planning Commission Resolution No. 2020-005; and,

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

**ADOPT** a Mitigated Negative Declaration for General Plan No. 1208 (SCH#2020050501); and,

**TENTATIVELY** Approve General Plan Amendment No. 1208.





Charissa Leach, P.E.  
Assistant TLMA Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** June 17, 2020  
**TO:** Planning Commission  
**FROM:** Jay Olivas, Project Planner  
**RE:** Item 4.1 -- GPA 1214, CZ 7927, PM36990

Planning Commission:

Please note the following edits to the staff report package:

1. Staff Report Edits Pages 1 & 8

Y:\Planning Case Files-Riverside office\PM36990\DH-PC-BOS Hearings\DH-PC\PC Memo 6-17-2020.docx

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

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

*"Planning Our Future... Preserving Our Past"*





## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

Planning Commission Hearing: June 17, 2020

### PROPOSED PROJECT

**Case Number(s):** GPA 1214, CZ 7927, PM36990

**EA No.:** 42976

**Area Plan:** Eastern Coachella Valley

**Zoning Area/District:** Lower Coachella Valley District

**Supervisory District:** Fourth District

**Project Planner:** Jay Olivas

**Project APN(s):** 749-190-010

**Applicant:** Manuel and Feliciano Ferro

**Engineer:** Bob Mainiero, P.E.

Charissa Leach, P.E.  
Assistant TLMA Director

### PROJECT DESCRIPTION AND LOCATION

**GENERAL PLAN AMENDMENT NO. 1214 (ENTITLEMENT/POLICY AMENDMENT)** – The applicant proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site.

**CHANGE OF ZONE NO. 7927** – The applicant proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site.

**TENTATIVE PARCEL MAP NO. 36990, AMENDED MAP NO. 2** – The applicant proposes a Schedule H subdivision to divide 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. Proposed Parcel 1 contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13 existing dwelling units on the subject property.

The Project site is located south of 70<sup>th</sup> Avenue, west of Pierce Street, and east of Dennington Court within the Eastern Coachella Valley Area Plan on private fee land located within the Torres Martinez Indian Reservation in the unincorporated community of Oasis.

### PROJECT RECOMMENDATION

#### STAFF RECOMMENDATIONS:

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

**ADOPT PLANNING COMMISSION RESOLUTION 2020-009** recommending adoption of General Plan Amendment No. 1214 to the Riverside County Board of Supervisors; and



- b. Principal I.G.1 provides "The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage densities and intensities, and to reduce the land required for public infrastructure by reducing streets widths (subject to emergency access requirements) and other such requirements. The proposed tentative parcel map as an infill project on vacant portions of land totaling approximately 4.77 acres of a 8.5 gross acre site on which would be a compact development with partial street and drainage improvements along 70<sup>th</sup> Avenue, Pierce Street, and Dennington Court.

Additionally, GPA No. 1214 would contribute to the achievement of the purposes of the General Plan and not be detrimental to them. The proposed amendment will establish the Rural Community: Estate Density Residential (RC-EDR) land use designation, which promotes the highest and best uses that can be associated with the existing 8.5 gross acre site along the 70<sup>th</sup> Avenue, Pierce Street, and Dennington Court, with existing and required additional infrastructure such as water tank, septic, and access driveways, in support of the proposed tentative parcel map. The project as an infill project is within an existing area of transition from a remote area to a rural community. The proposed general plan amendment would stimulate a minor level of growth to the area (Appendix B, VII.C.4) with approximately two (2) future primary dwelling units along with potential for two (2) accessory dwelling units and/or additional employee housing units.

Additionally, GPA No. 1214 does not create any internal inconsistencies among the General Plan Elements. For example, the project site is bordered by existing circulation facilities which are conditioned for sufficient street right-of-way along 70<sup>th</sup> Avenue and Pierce Street implementing Land Use Element Policy 29.7, as well as, dedicating necessary rights-of-way as part of the land use review process implementing Circulation Element Policy C 3.16 with associated implementing project (PM36990).

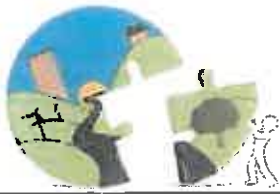
Furthermore, GPA No. 1214 is an amendment to address changes in ownership of land since land was sold to a private individual (Ferro) as private fee land in 1995 from past land owners and the Torres Martinez Desert Cahuilla Indians. The land has remained as Indian (IND) lands in the GIS system without an established land use designation for extended period. As result of the proposed project, GPA No.1214 will establish the RC:EDR land use designation which will correct the land by allowing the subject parcel to be further developed as proposed with related PM36990 subdividing 8.5 acres into 3-parcels with minimum 2.00 acre parcels in compliance with the General Plan as result of the established land use designation. or land not under the land use authority of the Board of Supervisors.

The project, including proposed development with a subdivision of 8.5 acres into three (3) parcels, would be inconsistent with the general plan without the General Plan Amendment. The project site currently does not have a General Plan Foundation Component or Land Use Designation and is merely identified in GIS as Indian Lands (IND). Private fee land in the unincorporated area requires the establishment of a General Plan Foundation Component and Land Use Designation prior to approval of private land development. The project is consistent with the proposed general plan land use designation of RC:-EDR with proposed minimum lot sizes ranging from 2.0 acres to 3.61 Acres which creates minimum lot sizes of greater than or equal to 2-Acre Minimum for EDR, which can accommodate potential future dwellings within Parcels 2 & 3 by separate building permit.

#### **Land Use Findings:**

1. The project site is currently identified as Indian Lands (IND) in GIS. Even though the land is on the Torres-Martinez Indian Reservation, because the land is privately owned fee land, the County has





## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4 . 1

Planning Commission Hearing: June 17, 2020

### PROPOSED PROJECT

**Case Number(s):** GPA 1214, CZ 7927, PM36990

**EA No.:** 42976

**Area Plan:** Eastern Coachella Valley

**Zoning Area/District:** Lower Coachella Valley District

**Supervisory District:** Fourth District

**Project Planner:** Jay Olivas

**Project APN(s):** 749-190-010

**Applicant:** Manuel and Feliciano Ferro

**Engineer:** Bob Mainiero, P.E.

  
Charissa Leach, P.E.  
Assistant TLMA Director

### PROJECT DESCRIPTION AND LOCATION

**GENERAL PLAN AMENDMENT NO. 1214 (ENTITLEMENT/POLICY AMENDMENT)** – The applicant proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site.

**CHANGE OF ZONE NO. 7927** – The applicant proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site.

**TENTATIVE PARCEL MAP NO. 36990, AMENDED MAP NO. 2** – The applicant proposes a Schedule H subdivision to divide 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. Proposed Parcel 1 contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13 existing dwelling units on the subject property.

The Project site is located south of 70<sup>th</sup> Avenue, west of Pierce Street, and east of Dennington Court within the Eastern Coachella Valley Area Plan on private fee land located within the Torres Martinez Indian Reservation in the unincorporated community of Oasis.

### PROJECT RECOMMENDATION

#### STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

**ADOPT PLANNING COMMISSION RESOLUTION 2020-009** recommending adoption of General Plan Amendment No. 1214 to the Riverside County Board of Supervisors; and



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

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42976**, based on the findings incorporated in the initial study, included herein, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1214 (ENTITLEMENT/POLICY AMENDMENT)**, to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), totaling 8.5 gross acres to Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum), in accordance with Exhibit #6 attached hereto, based on the findings and conclusions incorporated in the staff report, pending final adoption of a General Plan Amendment resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7927**, changing the project site's Zoning Classification that is currently zoned Light Agriculture-10 Acre Minimum (A-1-10) to Residential Agriculture (R-A), in accordance with Exhibit #3 attached hereto, based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE PARCEL MAP NO. 36990**, subject to the attached advisory notification document and conditions of approval, and subject to final approval of General Plan Amendment No. 1154 and Change of Zone No. 7927, and based upon the findings and conclusions incorporated into the staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing Foundation General Plan Land Use:	N/A
Proposed Foundation General Plan Land Use:	Rural Community
Existing General Plan Land Use:	N/A
Proposed General Plan Land Use:	Estate Density Residential (RC: EDR) (2-Acre Minimum)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	N/A
East:	N/A
South:	N/A
West:	N/A
Existing Zoning Classification:	Light Agriculture (A-1-10)



Proposed Zoning Classification:	Residential Agriculture (R-A)
Surrounding Zoning Classifications	
North:	Light Agriculture (A-1-10)
East:	Controlled Development Areas (W-2)
South:	Light Agriculture (A-1-10)
West:	Light Agriculture (A-1-10)
Existing Use:	Existing Employee Housing Mobile Home Park
Surrounding Uses	
North:	Vacant; Mobile Homes
South:	Mobile Homes
East:	Vacant; Agriculture
West:	Mobile Homes

**Project Site Details:**

Item	Value	Min. /Max. Standard
Project Site (Acres):	8.5 gross acres	N/A
Proposed Minimum Lot Size:	2.00 acres	2.0 acres (RC: EDR)
Total Proposed Number of Lots:	3-parcels	N/A
Map Schedule:	H	

**Parking:**

Type of Use	Building Area (In SF)	Parking Ratio	Spaces Required	Spaces Provided
Existing MHP	N/A	2-spaces per mobile unit	24	26
Future Dwellings	N/A	2-spaces per dwelling	2	2

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes - CSA#125 Street Lighting & CSA #152 Mosquito Vector Control
Recreation and Parks District:	Yes - Desert Recreation District
Special Flood Hazard Zone:	Yes – Zone A
Area Drainage Plan:	Yes - Eastern Coachella Valley Master Stormwater Project
Agricultural Preserve	No
Liquefaction Area:	Yes - Located within Moderate Liquefaction Area
Fault Zone:	No
Fire Zone:	No



Mt. Palomar Observatory Lighting Zone:	No
CVMSHCP:	Yes- but not located within conservation land
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rate Fee Area	No
Airport Influence Area ("AIA"):	No

## PROJECT LOCATION MAP



**Figure 1: Project Location Map for GPA1214, CZ7927, PM36990**

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The 8.5 gross acre project site was previously approved under BMK000006 in 2000 for an employee housing mobile home park with 12-units and separate main dwelling unit which remain on the subject site. The owner/applicant wishes to subdivide 8.5 acres in three (3) parcels for future single-family dwellings or employee housing units on vacant parcels that would be created under the proposed tentative map, along with General Plan Amendment and Zone Change to accommodate the proposed tentative parcel map lot sizes.

General Plan Amendment No. 1214 (GPA No. 1214) proposes to modify private fee land currently identified by GIS as Indian Lands (IND) on the Eastern Coachella Valley Plan within the Torres Martinez Indian Reservation. IND lands currently have no existing Foundation Component or land use designation. In order to place a Foundation Component and land use designation on the 8.5 acre property, an Entitlement Amendment is required through GPA No. 1214. An Entitlement Amendment is only needed because there was never a Foundation Component or Land Use Designation. Additionally, since there



was never a Foundation Component on the land, adding one would not be bound by the 8-year Foundation Component cycle.

Also, based on property deed research, the land owner Ferro is not member of the Torres Martinez Tribe and the land is considered private fee land which can be modified for private development purposes within the Torres Martinez Indian Reservation boundaries with County development applications. The subject land known as Assessor's Parcel Number (APN) 749-190-010 currently has a County zoning classification of Light Agriculture (A-1-10) proposed to be modified under Change of Zone No. 7927 to Residential Agricultural (R-A).

#### ***SB 18 Tribal Consultation***

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On January 19, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Notified tribes have 90 days in which to request consultation regarding the proposed project. No consultation requests were received by July 20, 2017, the end of the 90-day noticing period.

#### ***AB 52 Tribal Consultation***

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 13, 2017. No request for consultation was received. Condition of approval (COA) 60. PLANNING 4 requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

The project was previously scheduled for the May 15, 2019 Planning Commission hearing, but was continued off-calendar due to lack of consensus on recommended zoning and general plan designations between staff and the applicant, and not meeting proposed zoning development standards that could be supported in the draft staff report.

### **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. A Notice of Intent to Adopt an ND was prepared, and documents were circulated for public review per the CEQA Statute and Guidelines Section 15105 from May 20, 2020 to June 17, 2020.

Comment letters in response to the circulated IS and ND have not been received as of the preparation of this staff report. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

### **FINDINGS AND CONCLUSIONS**

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



### **General Plan Entitlement/Policy Amendment:**

The project includes a proposed General Plan Entitlement/Policy Amendment.

County Ordinance No. 348 and the Administration Element of the General Plan explain that there are four types of general plan amendments: Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1214 falls into the Entitlement/Policy category, because there is no Foundation Component and Land Use Designation on the land, the proposal is to establish a Foundation Component and Land Use Designation. For this reason, GPA NO. 1214 proposes establishing a General Plan Foundation Component and Land Use Designation of Rural Community: Estate Density Residential (RUR: EDR) on land totaling 8.5 gross acres. The 8.5 gross acres of land proposes to be subdivided into three (3) proposed parcels (PM36990). Proposed Parcel 1 totals approximately 3.61 acres and would contain an existing 12-unit employee housing mobile-home park with separate main dwelling unit, and proposed Parcels 2 and 3 totaling approximately 4.77 acres and are currently vacant to be developed with future potential single family homes or employee housing units.

Ordinance No. 348 and the Administration Element of the General Plan provide that an Entitlement/Policy Amendment requires that three findings must be made to justify an Entitlement/Policy Amendment. The possible findings for each are listed below.

#### ***Entitlement/Policy Amendment Findings and Consideration Analysis***

As Entitlement/Policy Amendment involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component. This type of amendment may also involve changes in General Plan policy as long as it does not change or conflict with the Riverside County Vision, Foundation Component, or a General Plan Principle. A Board of Supervisors resolution approving an Entitlement/Policy Amendment shall include the first two findings and any one or more of the subsequent findings listed below:

- a. The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

GPA No. 1214 does not involve a change in or conflict with the Riverside County Vision. The establishment of a General Plan Foundation Component and Land Use Designation of Rural Community: Estate Density Residential (RC: EDR) at the southwest corner of 70<sup>th</sup> Avenue and Pierce Street will not change or conflict with the County Vision for multiple reasons. For example, the 2019 General Plan's Vision Statement's section on Population Growth provides, "New growth patterns no longer reflect a pattern of urban sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." The project is consistent with, and does not involve a change in or conflict with, this portion of the Riverside County Vision because it will result in an infill project along the 70<sup>th</sup> Avenue and Pierce Street corridors on 8.5 gross acres of land with existing employee housing mobile home park adjacent to existing single family residential and mobile home development within an existing rural area that is developing at increased rate. Considering the existing residential related land uses surrounding the subject property, the proposed project would not be a "spot" development creating urban sprawl, and it is therefore consistent with this portion of the Riverside County Vision.

The General Plan's Vision Statement's Jobs and the Economy section states "Jobs/housing balance is significantly improved overall, as well as within sub regions of Riverside County". This overall project would maintain existing employee housing with 12-units and main dwelling (proposed Parcel 1) and would contribute to future housing units as result of the related tentative parcel map and the General Plan Amendment establishing the RC: EDR (2-Acre Minimum) Land Use Designation on the 8.5 gross acre site, subject to future map recordation, that could potentially accommodate future single-family housing units and second units on proposed Parcels 2 and 3 or additional employee housing units. Therefore, the project is consistent with, and does not result in a change in or conflict with, this Vision section, and with existing housing and jobs in the rural areas of the Eastern Coachella Valley and nearby communities in the Coachella Valley, the project would maintain good jobs and housing balance within close proximity.

GPA No. 1214 would not conflict with any Foundation Component designation of the General Plan in that the proposal is consistent within the proposed Land Use Designation, map, and existing use are consistent with the proposed foundation component of Community Development.

GPA No. 1214 would not conflict with any General Planning Principle set forth in General Plan Appendix B. specifically, this General Plan Amendment is consistent with the following principles:

- a. Principal I.C.1 provides the "The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in a given community. New development along this portion of 70<sup>th</sup> Avenue and Pierce Street within the Lower Coachella Valley Zoning District located within the Torres Martinez Tribal Reservation boundaries as fee land and has accelerated over the past decade. The project would further develop an 8.5 gross acre site with existing adjoining mobile home residential development with approximately two (2) future single-family dwellings or additional employee housing units, on two parcels totaling approximately 4.77 acres, and maintain an existing employee housing mobile home park on approximately 3.61 acres. Therefore, the project is consistent with General Planning Principals through the recognition of a developing rural community and a response to encourage managed growth in appropriate locations.



- b. Principal I.G.1 provides "The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage densities and intensities, and to reduce the land required for public infrastructure by reducing streets widths (subject to emergency access requirements) and other such requirements. The proposed tentative parcel map as an infill project on vacant portions of land totaling approximately 4.77 acres of a 8.5 gross acre site on which would be a compact development with partial street and drainage improvements along 70<sup>th</sup> Avenue, Pierce Street, and Dennington Court.

Additionally, GPA No. 1214 would contribute to the achievement of the purposes of the General Plan and not be detrimental to them. The proposed amendment will establish the Rural Community: Estate Density Residential (RC-EDR) land use designation, which promotes the highest and best uses that can be associated with the existing 8.5 gross acre site along the 70<sup>th</sup> Avenue, Pierce Street, and Dennington Court, with existing and required additional infrastructure such as water tank, septic, and access driveways, in support of the proposed tentative parcel map. The project as an infill project is within an existing area of transition from a remote area to a rural community. The proposed general plan amendment would stimulate a minor level of growth to the area (Appendix B, VII.C.4) with approximately two (2) future primary dwelling units along with potential for two (2) accessory dwelling units and/or additional employee housing units.

Additionally, GPA No. 1214 does not create any internal inconsistencies among the General Plan Elements. For example, the project site is bordered by existing circulation facilities which are conditioned for sufficient street right-of-way along 70<sup>th</sup> Avenue and Pierce Street implementing Land Use Element Policy 29.7, as well as, dedicating necessary rights-of-way as part of the land use review process implementing Circulation Element Policy C 3.16 with associated implementing project (PM36990).

Furthermore, GPA No. 1214 is an amendment to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

The project, including proposed development with a subdivision of 8.5 acres into three (3) parcels, would be inconsistent with the general plan without the General Plan Amendment. The project site currently does not have a General Plan Foundation Component or Land Use Designation and is merely identified in GIS as Indian Lands (IND). Private fee land in the unincorporated area requires the establishment of a General Plan Foundation Component and Land Use Designation prior to approval of private land development. The project is consistent with the proposed general plan land use designation of RC:-EDR with proposed minimum lot sizes ranging from 2.0 acres to 3.61 Acres which creates minimum lot sizes of greater than or equal to 2-Acre Minimum for EDR, which can accommodate potential future dwellings within Parcels 2 & 3 by separate building permit.

#### Land Use Findings:

1. The project site is currently identified as Indian Lands (IND) in GIS. Even though the land is on the Torres-Martinez Indian Reservation, because the land is privately owned fee land, the County has jurisdiction over land use thereon, and therefore a General Plan Foundation Component and Land Use Designation of Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum) is proposed to be established. The proposed project is consistent with the RC:EDR for the reasons described above.

2. The project site has an existing Zoning Classification of Light Agriculture-10 Acre Minimum (A-1-10), which is proposed to be modified to Residential Agriculture (R-A), which is highly consistent with the Riverside County General Plan Land Use Designation of RC-EDR; both the proposed zoning of R-A and proposed Land Use Designation of RC-EDR are intended to be established in rural areas and the project is located in a rural area, and therefore are highly consistent.
3. The project site is one of the APNs listed in Ordinance No. 348 Section 19.800.D.2. located within the Multiple Owners Mobile home Housing Zoning Overlay which was established in 2013 with an effective date of June 13, 2013. However, that Overlay was set to expire five years from its 2013 effective date, and expired by its own terms in June 2018 and no longer applies.
4. The existing land use, employee housing complex of 12-units with a separate main dwelling unit with total of 13 existing dwellings, is consistent with Ordinance No. 348 (Land Use) and is allowed within the proposed Residential Agriculture (R-A) Zoning Classification, and subject to the TLMA Employee Housing Mobile Home Park Handbook dated February 2015.
5. Employee Housing Mobile Home Parks are allowed in the proposed R-A zone since proposed R-A zone specifically allows residential dwellings in agricultural settings even if not listed in the zone, and the existing employee housing units located on the property were approved in accordance with AB 3526 which exempts farm worker housing from Conditional Use Permits.
6. In accordance with the TLMA Employee Housing Mobile Home Park Handbook, the existing employee housing park was previously constructed in accordance with required standards of the handbook including but not limited to, Land Use Site Plan, Electrical Plans, Utility trenches, gas distribution plans, grading and drainage measures.
7. The project site is located within Zone A on Federal Flood Insurance rate maps in the Eastern Coachella Valley. The project with existing employee housing park and potential for two-future primary dwellings and/or additional employee housing units includes existing drainage improvements such as elevated and engineered mobile home foundations and graveled parking and driveway areas within the 8.5 gross acres, along with existing partial road improvements along project boundaries, that would be capable of infiltrating a storm event in order to prevent flooding of downstream properties. With these existing standard measures, impacts to drainage will be less than significant and would not be considered mitigation under CEQA.
8. The project site is mapped within a High Potential Paleontological Zone, however, proposed PM36990 is located within an area of flat topography and has been conditioned to address this potential impact with retention of a qualified paleontologist to monitor site grading and earthmoving activities and to submit a Paleontological Resource Impact Report prior to grading permit issuance typically if more than 50-cubic yards of grading is proposed to address any potential paleontological impacts as outlined in recommended Conditions of Approval (COA) 60.Planning.1-Paleo Primp & Monitor. With compliance with these required standard measures, impacts relating to Paleontology will be less than significant and would not be considered mitigation under CEQA.

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

The following findings shall be made prior to making a recommendation to grant a Change of Zone, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):



1. Change of Zone No. 7927 is a proposal to change the project site's Zoning Classification from Light Agriculture-10 Acre Minimum (A-1-10) to Residential Agriculture (R-A). The owner/applicant is proposing a change of zone from A-1-10 to R-A to accommodate proposed lot sizes of 2-acres or greater in conjunction with proposed Tentative Parcel Map No. 36990. The proposed zoning classification is consistent with the General Plan for the following reasons:

The project site is currently zoned Light Agriculture-10 Acre Minimum (A-1-10) within the Lower Coachella Valley Zoning District; no General Plan Foundation Component or Land Use Designation currently exist or has been established, and is currently identified as Indian Lands (IND) on GIS because within the Torres Martinez Indian Reservation. A General Plan Foundation Component and Land Use Designation are proposed to be established as part of the proposed project to establish Rural Community: Estate Density Residential (RC: EDR). The proposed zone change from A-1-10 to R-A zoning would allow single-family dwellings or additional employee housing to be constructed within Parcel 2 and 3 which is consistent with the corresponding proposed Rural Community: Estate Density Residential (RC: EDR) land use designation. Both the proposed zoning of R-A and proposed Land Use Designation of RC-EDR are intended to be established in rural areas and the project is located in a rural area, and therefore are highly consistent.

2. The proposed R-A zoning will allow for minimum 2.00-acre lots to 3.6 acre lots, and is compatible with the overall development pattern in the project vicinity since scattered dwellings and mobile home dwellings are both encouraged land uses due to lack of affordable dwellings in the region, and due to the growth of the area with similar dwellings including along the 70<sup>th</sup> Avenue corridor west of Pierce Street toward Lopez Road within the Torres Martinez Indian Reservation and other portions of the Eastern Coachella Valley in the unincorporated community of Oasis.

#### **Tentative Parcel Map Findings:**

Tentative Parcel Map No. 36690 is a proposed Schedule "H" map that proposes to subdivide 8.5 gross acres into three (3) 3 residential parcels. The findings required to approve a Map, pursuant to Riverside County Ordinance No. 460, are as follows:

1. The proposed tentative parcel map and the design of the map is consistent with the County's General Plan and any applicable Specific Plans. 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. Encourages the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered areas. The proposed tentative parcel map will comply with the General Plan by providing a variety of housing type in a transitioning rural area with existing employee housing and future single-family residential lots, promoting the unique characteristics of the unincorporated community of Oasis within the Torres Martinez Indian Reservation. Furthermore, the project site is not located within a Specific Plan.

2. The design or improvements of the proposed map is consistent with the County's General Plan and any applicable Specific Plans. While the project is not located within a Specific Plan, the design with minimum two (2) acre lots complies with proposed RC:EDR land use designation and improvements such as with existing and proposed water systems, sanitation systems are conditioned to comply with county ordinances and therefore consistent with the County's General Plan.
3. The site of the proposed map is physically suitable for the proposed type of development consisting of existing employee housing mobile-home park and future dwellings such as single-family homes or additional employee housing units on limited scale since the proposed lot sizes of approximately 3.61 acres, 2.0 acres, and 2.77 acres can accommodate these type dwellings.
4. The site of the proposed map is physically suitable for the proposed density of the development. The overall proposed density of approximately 1.76 dwelling units per acre and lot sizes proposed with the residential parcel map ranging from 2.00 acres to 3.6 acres each are compatible with the proposed RC:EDR (2-Acre Minimum) Land Use Designation which allows this density range.
5. The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Assessment the design of the tentative parcel map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the proposed map or type of improvements is not likely to cause serious public health problems.
7. 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.
8. Additionally, the proposed Tentative Parcel Map 36990 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule "H") of Ordinance No. 460 based on the following:
  - a. Streets – Condition of Approval 50. TRANS.3 states that with respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide sufficient right-of-way along 70th Avenue shall be dedicated for public use to provide for a 64-foot half-width right-of-way per Standard No. 92 (2 of 2). Sufficient right-of-way along Pierce Street shall be dedicated for public use to provide for a 64-foot half-width right-of-way per Standard No. 92 (2 of 2). Access shall be restricted along 70th Avenue and Pierce Street. No street improvements are recommended or required for proposed PM36990.
  - b. Street and Street Improvement Plans – As stated above the applicant is not required to submit any street improvement plans. Therefore the project is consistent with Ordinance No. 460 Section 10.13.B.
  - c. Other Improvements such as Domestic Water – Based on a letter from the Coachella Valley Water District dated March 21, 2017, the Project site is located within the service



- boundaries of CVWD. The CVWD letter acknowledges use of water wells on the project site and states that all water wells producing more than 25-acre feet of water during any year must be equipped with a water measuring device. Additionally, Condition of Approval 90 E. HEALTH 1, states that since the project is served by water wells (existing and proposed), a water supply permit will be required prior to final building inspection of any new dwellings. With this condition and the requirements of CVWD and E Health, the requirements of Ordinance No. 460 10.8 A.2, as it pertains to domestic water will be met.
- d. Other Improvements such as Fire Protection – COA 80. FIRE.1, requires a water tank system and COA 80.FIRE.2 requires a residential fire sprinkler system prior building permit issuance for any new dwellings. With these conditions of approval the requirements of Ordinance No. 460 10. 8. B., as it pertains to fire protection has been met.
  - e. Other Improvements such as Electrical and Communication facilities – The project contains existing electrical service from Imperial Irrigation District (IID) which can be extended on minor basis to accommodate additional limited future housing units and existing off-site wireless communication facilities such as with Verizon can be accessed from the 8.5 gross acre site.
  - f. Sewage Disposal – The Project site is located within the Coachella Valley Water District's sewer service area. Presently, sanitary sewer service is provided by private septic systems site authorized by E Health. COA 80.E Health 1 requires a percolation test and COA 80 E Health 2 requires septic plans prior to permit issuance for any new dwellings. Compliance with Environmental Health's standards and conditions of approval, the requirements of Ordinance No. 460.8.D, as it pertains to sewage disposal will be met.
  - g. Agricultural Lands – Agricultural lands shall be exempt from all improvement requirements specified in this section if the project site is located within an established agricultural preserve, has an agricultural zoning classification as important farmland, and is not less than 5 acres in size. The proposed project does have an existing zoning classification of Light Agriculture, 10-acre minimum (A-1-10) proposed to be modified to R-A; however, it is not located in an agricultural preserve and was previously developed with employee housing. The proposed project is therefore not exempt from Section 10.13's improvement requirements.
  - h. Exceptions- The proposed Schedule H map is located within Community Service Districts such as Street Lighting #25, however, no further street construction is currently required so therefore proposed parcel map complies with Section 10.13 regarding exceptions.

**Development Standards Findings:**

- 9. The proposed project is consistent with Ordinance No. 348 Development Standards set forth in the proposed Residential Agriculture (R-A) zone, including:
  - a) One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height,

unless a variance is approved pursuant to Section 18.27 of this ordinance. The existing employee housing park is single-story at approximately 15-feet in height for each mobile home and well below 40-foot building height limit. Therefore the project complies with building height limit as indicated by Section 6.51, of Zoning Ordinance No. 348

- b) Minimum lot size of 20,000 square feet, with minimum width of 100 feet and a minimum depth of 150 feet. No animals or fowl, other than domestic pets and poultry and rabbits, for the exclusive use of the occupant, shall be permitted on lots of less than 20,000 square feet. As proposed the land division will result in an 8.5 acre parcel being subdivided into three (3) parcels, each of which is a minimum of two (2) acres or larger. Therefore, the proposed project complies with this Development Standard.

Additionally, the required lot width shall not be less than 100 feet. As proposed the minimum lot width for each parcel will be 100 feet. The proposed project complies with this Development Standard. The required lot depth shall not be less than 150 feet. As proposed the minimum lot depth for each parcel is approximately 240-feet or greater when measured from the right-of-way line along Dennington Court. The proposed project complies with this Development Standard.

- c) The front yard shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways. Front yards shall not be less than 20-feet, the existing employee housing park is approximately 28-feet from existing street line and therefore complies.
- d) Automobile storage space shall be provided as required by Section 18.12., Ordinance No. 348. The projects provide 2-spaces per dwelling currently within adjacent driveways to the existing employee housing complex and will have sufficient area with future Parcels to provide 2-parking spaces per dwelling and therefore complies with Section 6.65 of Ordinance No. 348.

#### **Other Findings:**

1. Based on the above, the proposed GPA No. 1214, Change of Zone No. 7927 and Tentative Parcel Map No. 36990 would not be detrimental to the health, safety or general welfare of the community and complies with the General Plan and all applicable ordinances.
2. Based on the above, the proposed GPA No. 1214, Change of Zone No. 7927 and Tentative Parcel Map No. 36990 are compatible with surrounding land uses, as the surrounding land uses consist of vacant land and scattered residential development, on minimum 1-acre lots.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to Airport Land Use Commission ("ALUC") review.
4. The project is not located within the Sphere of Influence (SOI) of a City.
5. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not located within a conservation area of that plan. The project which may include future dwelling units as result of the tentative parcel map shall be required to pay CV-



MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.

6. The findings of the initial study performed pursuant to Environmental Assessment No. 42976 are incorporated herein by reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment, and that there is no evidence that the project will have a potential for adverse effects on wildlife resources.
7. In compliance with SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On January 19, 2017, consultation request notices were sent to each of the Native American Tribes noted on the list. Notified tribes had 90 days in which to request consultation regarding the proposed project. No request to consult was from the contacted tribes. As a standard condition of approval, 60.PLANNING.3-Tribal Monitor requires that, prior to any ground disturbing activity, a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered. No new construction is proposed on the 8.5 acres other than potential water/sanitation maintenance and future construction of 2-dwellings on vacant parcels being created.
8. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 13, 2017. No request for consultation was received. Standard conditions of approval such as COA 60.PLANNING.2 require a Project Archaeologist to implement a Cultural Resource Monitoring Program to be retained to ensure the protection of tribal resources should any be encountered. No new construction is proposed on the 8.5 acres other than potential water/sanitation maintenance and future construction of 2-dwellings on vacant parcels being created.
9. The project is located in the Torres Martinez Indian Reservation; no design guidelines are adopted for this land within the tribal boundaries, although the site contains perimeter fencing, low profile housing units, and desert landscape treatment to address any visual impacts.

#### **Fire Findings:**

1. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
2. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not located within a fire hazard zone.

#### **Conclusion:**

For the reasons discussed above, as well as the information provided in the Initial Study, 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.

<b>PUBLIC HEARING NOTIFICATION AND OUTREACH</b>
---

This project was advertised in the Press Enterprise Newspaper. Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls in favor or opposition to the proposed project.

This project was presented before the Thermal-Oasis Community Council on June 19, 2017 for informational purposes only.



**RESOLUTION 2020-009**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 1214**

**WHEREAS**, pursuant to the provisions of Government Code section 65350 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on June 17, 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 17, 2020 that it has reviewed and considered the environmental document prepared or relied on and recommends the following, based on the findings and conclusions in the staff report and incorporated herein by reference, that the Board of Supervisors:

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42976; and**  
**APPROVE GENERAL PLAN AMENDMENT NO. 1214.**

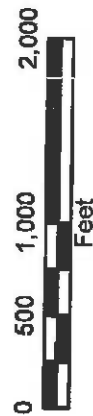
**Supervisor: Perez**  
**District 4**

Date Drawn: 04/23/2019  
Vicinity Map



**Zoning Dist: Lower Coachella Valley**

**Author: Vinnie Nguyen**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

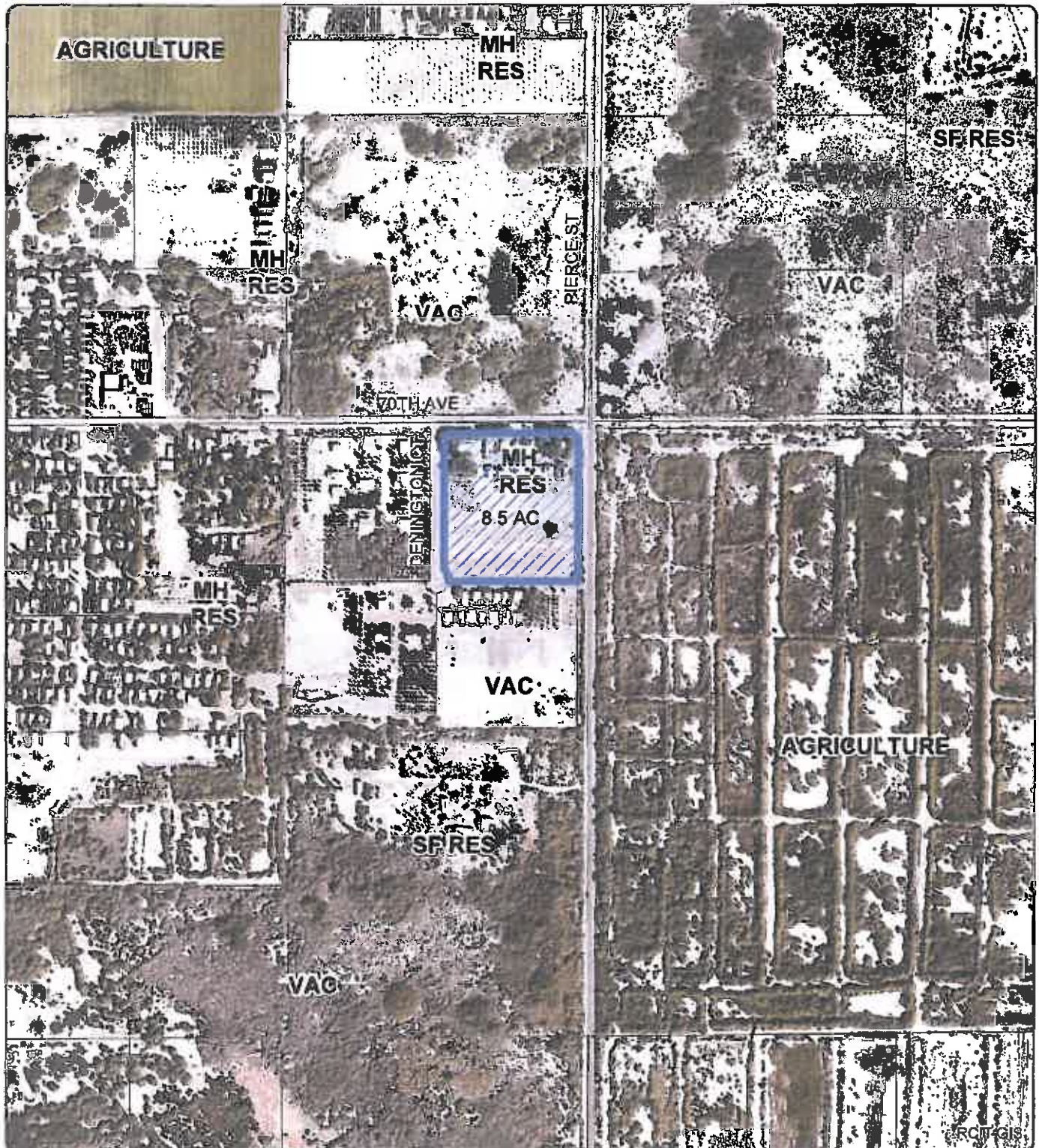
**CZ07927 GPA01214 PM36990**

Date Drawn: 04/23/2019

Supervisor: Perez  
District 4

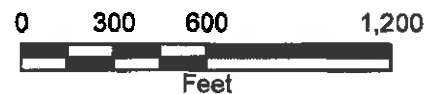
## LAND USE

Exhibit 1



Zoning Dist: Lower Coachella Valley

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 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 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website [www.riversidecounty.net](http://www.riversidecounty.net)

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07927 GPA01214 PM36990

Supervisor: Perez  
District 4

**PROPOSED ZONING**

Date Drawn: 04/23/2019

Exhibit 3



Zoning Dist: Lower Coachella Valley

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)955-9800 (Western County) or in Palm Desert at (760)865-0277 (Eastern County) or Website <http://planning.rctdca.org>



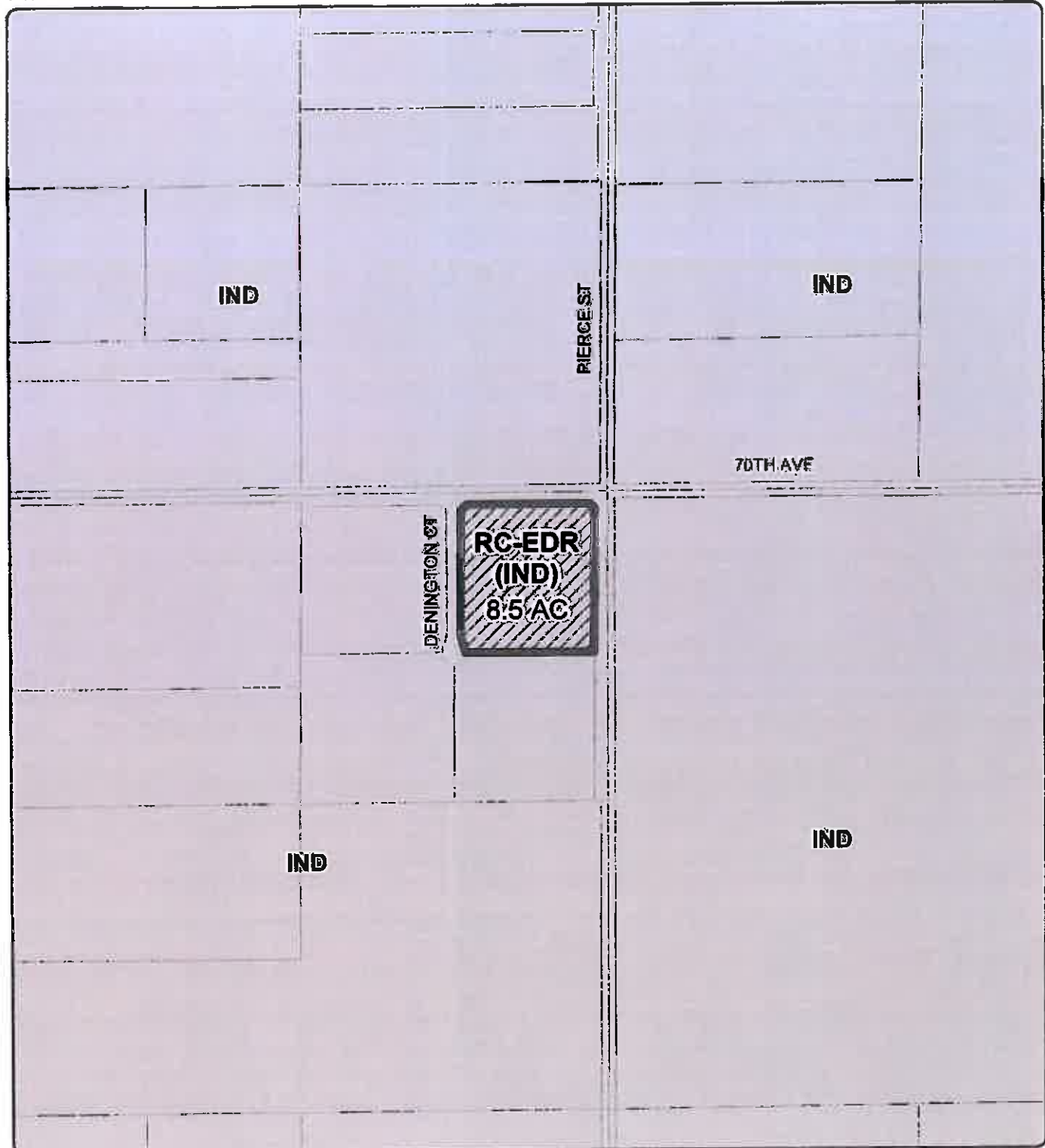
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07927 GPA01214 PM36990

### PROPOSED GENERAL PLAN

Supervisor: Perez  
District 4

Date Drawn: 05/20/20  
Exhibit 6



Zoning Dist: Lower Coachella Valley

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)985-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.rcdca.org>







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

**Environmental Assessment (CEQ / EA) Number:** 42976  
**Project Case Type (s) and Number(s):** GPA No. 1214, CZ No. 7927, TPM No. 36690  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 77-588 El Duna Ct Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** 760-863-7050  
**Applicant's Name:** Manuel and Feliciano Ferro  
**Applicant's Address:** 88855 70<sup>th</sup> Avenue  
Mecca, CA 92274

**I. PROJECT INFORMATION**

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1214 (Entitlement/Policy Amendment)** – The applicant proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) on an 8.5 gross acre site.

**CHANGE OF ZONE NO. 7927** – The applicant proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site.

**TENTATIVE PARCEL MAP NO. 36990, AMENDED MAP NO. 2** – The applicant proposes a Schedule H subdivision to divide 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property.

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

**B. Total Project Area:** 8.5 acres

<b>Residential Acres:</b> 8.5	<b>Lots:</b> 3	<b>Units:</b> 13	<b>Projected No. of Residents:</b> 50
<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):** 749-190-010

**Street References:** Southerly of 70<sup>th</sup> Avenue, westerly of Pierce Street, and easterly of Dennington Court

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 7 South, Range 8 East, Section 26

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The 8.5 gross acre parcel contains an existing employee housing mobile-home park with 12-units and separate main dwelling unit for a total of 13-existing dwelling units; the balance of the land is vacant. Surrounding land is currently vacant with scattered mobile home

dwellings and existing mobile home parks within the Torres Martinez Tribal Reservation boundaries. The project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

1. **Land Use:** The project site is located within the Eastern Coachella Valley Area Plan (ECVAP). The amendment to establish the Rural Community: Estate Density Residential (RC: EDR) land use designation will not conflict with this vision or the purpose of the ECVAP because the subject property is consistent with the usage and the zoning of the surrounding properties containing vacant land, scattered dwellings, and existing mobile home parks in a rural setting.
2. **Circulation:** The project has adequate circulation from 70<sup>th</sup> Avenue and Pierce Street and is therefore consistent with the Circulation Element of the General Plan. Direct access is from Dennington Court along the western project boundary via 70<sup>th</sup> Avenue. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not within a high fire hazard area. The proposed project is located within special hazard zone including flood zone, but not a fault zone or dam inundation zone. Flood protection such as elevated mobile home unit engineered foundations are in place for flood protection purposes. Additionally, the proposed project has allowed for sufficient provision of emergency response services through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. 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 includes a proposed tentative parcel map to subdivide 8.5 gross acres into three (3) parcels which will potentially increase affordable housing and would not conflict with Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during any future grading and construction activities on vacant land portions. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** Not Applicable
9. **Environmental Justice (After Element is Adopted):** Not applicable

**B. General Plan Area Plan(s):** Eastern Coachella Valley Area Plan

**C. Foundation Component(s):** Not Applicable



**D. Land Use Designation(s):** N/A

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Eastern Coachella Valley Area Plan
2. **Foundation Component(s):** Agriculture; Community Development
3. **Land Use Designation(s):** Agriculture; Medium Density Residential
4. **Overlay(s), if any:** Not Applicable
5. **Policy Area(s), if any:** Not Applicable

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Light Agriculture-10 Acre Minimum (A-1-10)

**J. Proposed Zoning, if any:** Residential Agriculture (R-A)

**K. Adjacent and Surrounding Zoning:** Light Agriculture (A-1-10) to the north, south, and west. Controlled Development Areas (W-2) to the east.

### **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.

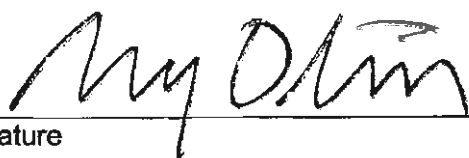
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

☐ 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

5/20/2020  
Date

Jay Olivas

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

Printed Name



## 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:				
1. <b>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 type="checkbox"/>	<input checked="" 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 General Plan indicates that the project is not located within or visible from designated scenic corridors. The project is located along 70<sup>th</sup> Avenue and Pierce Street which are not designated as scenic corridors. The nearest highway would be State Highway 86 located approximately one (1) mile to the east of the project site, but is not designated as a scenic corridor. Therefore, no impacts are expected.
- b) It has been determined that the proposed project will not obstruct or 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, as these features do not exist on the project site.
- c) The project is located in a rural area within the Torres Martinez Indian Reservation on private fee land. Due to the existing employee housing Mobile Home Park with low profile single story dwelling units, no impacts are expected.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

---

**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) According to the GIS database, the project site is not located within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory and, therefore, will not interfere with the night time use of this major astronomical facility. Therefore, there is no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

---

**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) The project site, consist of an existing employee housing mobile home park with 12-units and a separate main dwelling unit. The project with the remaining portion of the vacant land on 8.5 gross acres with a proposed tentative parcel map to create three (3) parcels (PM36990), would create a new light source with any future dwellings on vacant parcels being created, however, any existing or new source of light is not anticipated to reach a significant level due to the size and scope of the project consisting of low profile dwelling units in a rural area. Lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts as outlined in the Advisory Notification Document (AND Planning.-Lighting Hooded). Therefore, less than significant impacts are expected.

b) The project is not anticipated to expose residential property to unacceptable light levels. Surrounding land uses include vacant land, scattered residential units, and mobile home parks. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All existing and future lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with AND Planning.-Lighting Hooded.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	---------------------------------------	--------------

**Mitigation:** No mitigation is required.

**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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

- a) The project site is designated as farmland of "local importance", no Prime, Unique, or Farmland of Statewide Importance would be impacted. The site consists of an employee housing mobile home park since approximately 1992 (BMK000006) and has no existing agriculture uses such as field crops. Less than significant impacts are expected.
- b) The project will not conflict with existing agriculture uses since no existing agriculture use is located on the existing 8.5 gross acre site. The site is also not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.
- c) The project is within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Less than significant impacts are expected since the 8.5 gross acre site contains mobile homes and surrounding land also contains similar development and vacant land. The proposed project would not impact any surrounding agricultural uses.
- d) The project does involve changes to the existing environment that results in conversion of Farmland to non-agricultural use. The land is considered farmland of local importance, however, no farming operations exist and the land contains existing employee housing mobile home park with potential for future housing units on two-vacant parcels to be created by proposed Tentative Parcel Map No. 36990 (PM36990). Additionally, PM36990 is conditioned with standard Environmental Constraint Sheet (ECS) indicating the Right to Farm which notifies the current or future land owner(s) of the subject property of surrounding land owners right to farm since surrounding land is zoned Light Agriculture (A-1-10) and Controlled Development Areas (W-2)



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

which allows farming as indicated by Condition of Approval (COA) 50.Planning.8. Less than significant impacts are anticipated.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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 project is not located within the boundaries of a 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.

b) According to the General Plan, 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, no impact will occur as a result of the proposed project.

c) 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.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project.

<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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-	<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
attainment under an applicable federal or state ambient air quality standard?				
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 checked="" type="checkbox"/>	<input 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:**

a) The project site is located in the Salton Sea Air Basin (SSAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. The proposed project in an existing rural setting will be consistent with the County General Plan with the establishment of the proposed Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum) land use designation and would therefore be consistent with the SCAQMD's AQMP.

b) The SSAB is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SSAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Eastern Coachella Valley Area Plan land use designations. The General Plan (2019) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into 11 separate elements, including an Air Quality Element (Chapter 9). The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

The project would impact air quality in the short-term during any future construction and in the long-term through automobile traffic to existing and potential future dwellings as the result of the parcels created under PM36990. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. The proposed project including subdividing 8.5 gross acres into three (3) parcels does not propose new

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

construction at this time. Subdivisions of less than 100 units are not typically associated with significant air emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, impacts to air quality are considered less than significant.

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. Surrounding land uses include scattered dwellings and small mobile home parks, which are considered to be sensitive receptors, however, the 12 existing employee housing units with separate main dwelling unit on 8.5 gross acres is not considered a substantial point source emitter since most traffic from the proposed traffic that has the potential to create any air quality emissions of substance would be from automobiles and future construction equipment that meet California Smog requirements; no new construction is proposed at this time, and new construction would be limited to two (2) future dwellings on the vacant parcels or additional employee housing dwellings, which are subject to Dust Control as outlined under Condition of Approval (COA) 60. BS-Grade.13 PM10 Plan Required. Therefore, less than significant impacts are expected.

Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An existing employee housing complex with 12-units and separate main dwelling unit is not considered a substantial point source emitter. Less than significant impacts are expected.

d) The project of this type will not create objectionable odors affecting a substantial number of people. Therefore, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

#### **BIOLOGICAL RESOURCES** Would the project:

##### **7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☒ ☐

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)?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The project site 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. The project site is within the Coachella Valley Multiple Species Habitat Conservation Plan Area (CV\_MSHCP), however, it is not located within a conservation area of that plan.

The project which includes tentative parcel map shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 for any future construction in order to be consistent with the plan and is a standard requirement as outlined within AND Planning.11 Ord. 875 CV\_MSHCP Fees.

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875. For these above reasons, the proposed project will have a less than significant impact.

b-c) The 8.5 gross acre project site with existing employee housing units was previously graded and improved such as with gravel parking. However, disturbance of any nesting bird habitat shall be avoided from February 1<sup>st</sup> thru August 31<sup>st</sup>, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a future grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division (COA 60.Planning.EPD 1). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riparian, marsh areas, vernal pools or other water bodies. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

#### **CULTURAL RESOURCES** Would the project:

##### **8. Historic Resources**

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; County Archaeological Report (PDA) No. 5062 Cultural Resources Survey Report dated June 20, 2017

#### **Findings of Fact:**

a) Based upon analysis of records and a Phase I Cultural Resources Survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed Project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

##### **9. Archaeological Resources**

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"/>
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):** On-Site Inspection, Project Application Materials; County Archaeological Report (PDA) No. 5062 Cultural Resources Survey Report dated June 20, 2017

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

#### Findings of Fact:

- a) The project site has been surveyed by a County approved archaeologist and it has been determined that no historic or prehistoric artifacts, features or deposits exist on the subject land. However, in the abundance of caution in the Advisory Notification Document (AND) Planning.6 (Unanticipated Resources) (PM36990) will be required to ensure if any archaeological resources are encountered all work shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Therefore, impacts are considered less than significant.

#### *SB 18 Tribal Consultation*

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On January 19, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes have 90 days in which to request consultation regarding the proposed project. No consultation requests were received by April 19, 2017 the end of the 90-day noticing period.

#### *AB 52 Tribal Consultation*

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 13, 2017. No request for consultation was received. Condition of approval (COA) 60.PLANNING.3 (PM36990) requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

- b) Based upon analysis of records and a survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to significant archaeologist resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of archaeologist resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation for future dwellings including future employee housing.

If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find AND 15.Planning-CUL. 6-Unanticipated Resources. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Should any future grading permits be required for site disturbance of 50 cubic yards or greater related to PM36990 occur, a Phase IV Cultural Resources Monitoring Report shall be submitted as indicated by COA 70-Phase IV Cultural Report prior to grading final.

- c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

#### **ENERGY** Would the project.

##### **10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

☐ ☐ ☒ ☐

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

☐ ☐ ☒ ☐

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

#### **Findings of Fact:**

a-b) The proposed project would primarily increase electrical usage at a minor level due to existing employee housing with 12-units and separate main dwelling unit located within proposed Parcel 1 of proposed PM36990, and proposed Parcels 2 & 3 of PM36990 which would be currently vacant with potential future single family dwellings or future employee housing units on limited acreage on overall site of 8.5 gross acres. The proposed project would develop the site in a manner consistent with the proposed establishment of the Rural Community: Estate Density Residential (RC: EDR) land use designation for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors such as with the Imperial Irrigation District (IID) and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, which construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Due to the project's required compliance with these, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

#### **GEOLOGY AND SOILS** Would the project directly or indirectly.

##### **11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake

☐ ☐ ☐ ☒



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

**Source(s):** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

**Findings of Fact:**

a) According to RCLIS (GIS database), the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impact is expected. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

**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"

**Findings of Fact:**

a) According to the review by the County Geologist, the potential for liquefaction is moderate at this site. No fissures or other surficial evidence of subsidence were observed at or near the subject site. Since the project is required to be in compliance with California Building Code and State of California Housing and Urban Development (HUD) requirements as applicable for any existing, future dwellings such as mobile home units, impacts from liquefaction are 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)

**Findings of Fact:**

a) According to the County Geologist, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources. California Building Code (CBC) requirements and State of California HUD requirements for mobile home units will reduce the potential impact to less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

significant. As CBC and State of California HUD requirements are applicable to this project, they are not considered mitigation for CEQA. Therefore, the impact is considered 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

**Findings of Fact:**

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have less than significant impact.

**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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

**Findings of Fact:**

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, no impacts are expected.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	---------------------------------------	--------------

**Findings of Fact:**

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>17. Slopes</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a) The project will not significantly change the existing topography on the subject site since the project site has been disturbed and relatively flat topography with existing employee housing units. No new grading exceeding 50 cubic yards is anticipated other than site preparation for future single-family dwellings or mobile homes within PM36990 as a rural subdivision. No impacts are anticipated.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet since project site contains relatively flat topography. There are no impacts.

c) The project will result in grading that affects subsurface sewage disposal systems since existing septic systems have been previously constructed in accordance with E Health Permits for the existing employee housing units. And any future dwellings or mobile units on parcels created by proposed PM36990 would be subject to additional septic permits and required regulations from the Environmental Health Department. Therefore, impacts are less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>18. Soils</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<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
--------------------------------------	--	---------------------------------------	--------------

where sewers are not available for the disposal of waste water?

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

**Findings of Fact:**

a) The development of the site could result in the loss of topsoil from minor site preparation activities estimated to be less than 50 cubic yards, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance such as dust control and erosion control such as with desert landscaping. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) and HUD requirements pertaining to existing and future dwellings will prevent any impacts from rising to a level of significance. As CBC and HUD requirements are applicable to all development, they do not constitute mitigation pursuant to CEQA. Therefore, impacts would be less than significant.

c) The project would maintain existing and proposed septic systems subject to County of Riverside Department of Environmental Health. Less than significant impact would occur.

**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?

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

**Findings of Fact:**

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code and PM dust control during any future construction. No new construction is proposed at this time. With such compliance, the project will not result in an increase in wind erosion and blow sand of any significant level, either on or off site and is considered a standard requirement and not considered CEQA mitigation. Any impacts are considered 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>GREENHOUSE GAS EMISSIONS</b> Would the project:				
<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a) The project includes existing employee housing with 12-units and separate main dwelling unit for a total of 13 dwelling units; minor disturbance would occur such as site preparation for any future dwellings including additional employee housing. The installation of any future dwellings will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Existing employee housing located on proposed Parcel 1 and any future construction on Proposed Parcels 2 and 3 would be well below the 3,000 MTCO<sub>2</sub>e/year threshold of significance for greenhouse gas emissions with estimated population of 50-persons pursuant to the County of Riverside's applicable Climate Action Plan. Therefore, greenhouse gas emissions generated during any future construction phase or operation of the site are minimal. Therefore, the project is not anticipated to generate significant greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:				
<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-b) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents to be used. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to immediate access such as from Dennington Court via 70<sup>th</sup> Avenue and from Pierce Street. No impacts are anticipated.

d) The project site is not located within one-quarter mile of an existing or proposed school. There are 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 and, as a result, would it create a significant hazard to the public or the environment. There are no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>22. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 project site is not located within an Airport Master Plan and therefore will not result in an inconsistency with an Airport Master Plan. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	---------------------------------------	--------------

- b) Since the project site is not located within an Airport Master Plan, the project did not require review by the Airport Land Use Commission. No impact will occur.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. No impact will occur.
- 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. Therefore, there is 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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; Coachella Valley Water District Letter dated March 21, 2017

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

#### Findings of Fact:

a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project with existing employee housing. Minor disturbance for site preparation, access driveway, and installation of any limited future dwellings may occur and project is conditioned to address any minor water quality impacts such as with COA 60. BS Grade.4 If WQMP Required. Therefore, the impact is considered less than significant.

b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin due to relatively limited size of the 8.5 gross acre project with 12-mobile homes, caretaker unit, and two-future residential-agriculture lots, since water service consists of existing on-site wells on limited scale. Any future on-site well permits would be subject to on-going monitoring and approval from the County of Riverside Department of Environmental Health. Less than significant impacts are expected.

c) The project is located in the Eastern Coachella Valley Storm Water Master Plan Project area. The project would not 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 since the site project is limited to existing employee housing and contains site improvements such as gravel driveways and vacant land. Any future development on the other two parcels would be very minor and would not result in significant impacts to stormwater, drainage, or other hydrological impacts. Impacts would be less than significant.

d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope with partially improved with employee housing with unpaved areas containing existing vacant land with no other structures currently. The project would create three parcels, with two of the parcels creating potential future housing construction on a limited scale with similar gravel driveway and parking improvements that limit erosion on-site or off-site. Impacts are less than significant.

e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of improved area consisting of existing employee housing including gravel driveways and vacant land. Impacts are less than significant.

f) The project would not 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. While the project is located within a potential flood hazard area, the 8.5 acres of land is mostly vacant with limited improvements such as gravel driveways, and existing mobile homes are constructed with elevated pad foundation systems (permit BMK000006) in conformance with the TLMA Employee Housing Mobile Home Park Handbook dated February 2015. Furthermore, any future development would be required to comply with updated stormwater and drainage requirements that would ensure impacts remain less than significant.

g) The project is located in Flood Zone A per FEMA Floodplain and Floodway Designation Community Panel Number 060265 2950 G dated August 28, 2008 with no base flood elevation determined. According to the land divider's engineer, the estimated on-site storm water generated in 4.25 acre feet during 100-year flood event within 24-hours; also no tile drains or open drainage channels exist on the



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

site. While the project is in area of potential flood hazard, with existing elevated mobile home foundation systems, and, COAs such as 60. BS Grade.1 Drainage Design Q100, the project would not impede or redirect flood flows in a significant manner with less than significant impacts. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA.

h) The project is located in a flood hazard area, however, existing and any future dwellings including mobile homes have an elevated engineered foundation system, and therefore impacts are less than significant. The project is not located in a tsunami area, or selche zone. The project is not expected to release pollutants due to project inundation due to the limited size and residential nature of the project. Impacts are therefore less than significant.

i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan due to relatively limited residential nature of the project and since groundwater is proposed to accessible by existing and future on-site well permits subject to on-going monitoring and approval from the Riverside County Environmental Health Department. Additionally, should any future Water Quality Management Plan be required such as prior to any grading permit issuance, the project shall comply with COA 60. BS Grade.4 If WQMP Required. Grading of more than 50 cubic yards is not anticipated. Therefore, impacts are less than significant. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA.

**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 proposed project with General Plan Amendment to establish the Rural Community: Estate Density Residential (RC: EDR) Land Use Designation, Zone Change from Lighting Agriculture (A-1-10) to Residential-Agriculture (R-A), and Tentative Parcel Map to subdivide 8.5 gross acres into 3-parcels would not create any significant environmental impact. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area. Therefore, the project will have less than significant impact.

General Plan Amendment No. 1214 (GPA No. 1214) proposes to modify private fee land currently identified by GIS as Indian Lands (IND) on the Eastern Coachella Valley Plan within the Torres Martinez Indian Reservation. IND lands currently have no existing Foundation Component or land use designation. In order to place a Foundation Component and land use designation on the 8.5 gross acre

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

property, an Entitlement Amendment is required through GPA No. 1214. An Entitlement Amendment is only needed because there was never a Foundation Component or Land Use Designation. Additionally, since there was never a Foundation Component on the land, adding one would not be bound by the 8-year Foundation Component cycle.

b) The scope of the development will not divide the physical arrangement of an established community including low income or minority community due to the nature of the project with existing employee housing which is a common land use in the area. Therefore, project will have no impact.

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 area has not been used for mining. Therefore, the project would 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. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, 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. Therefore, there is no impact.
- c) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 located approximately ten (10) miles south of a public use airport known as the Jacqueline Cochran Regional Airport (Thermal, CA). The project would not expose people using the project to any significant airport noise. No impacts are expected.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive aircraft noise levels. No impacts are expected.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>27. Noise Effects by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials; Noise Impact Analysis by Giroux and Associates dated May 20, 2017

**Findings of Fact:**

a) The project will increase the ambient noise level in the immediate vicinity during any future construction created by the additional parcels, and the general ambient noise level will increase slightly after project completion as analyzed in the Noise Impact Analysis. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Furthermore, based on the small and limited size of any future development, noise impacts are expected to be less than significant. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

b) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

nearest railroad is approximately 2.5 miles to the northeast of the project which ground-borne vibration from this distance would not affect the project. Furthermore, any future construction on the parcels would be minor and would not generate sufficient construction/grading equipment to result in a significant impact. No impacts are anticipated.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Source(s):** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

#### **Findings of Fact:**

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. Due to high potential, the County Paleontologist is requiring the applicant retain a qualified paleontologist or prepare a paleontological report prior to issuance of any new grading permits as outlined under COA 60.Planning.1-Paleo Primp/Monitor. However, since no new construction is currently proposed with existing employee housing, and any future pads for the two-vacant parcels being created with very likely low levels of ground disturbance (less than 50 cubic yards of future ground disturbance), and the land containing flat topography, impacts are less than significant.

Additionally, no unique geologic feature exists within the project boundaries, or have been previously discovered on the property. However, as indicated paleontology monitoring shall be required during future construction if grading permit is required, and paleontology monitoring is a general requirement for this project and similar projects countywide, and is not considered mitigation pursuant to CEQA.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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 checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new

<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
--------------------------------------	--	---------------------------------------	--------------

homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

**Findings of Fact:**

- a) The proposed project will not displace any existing residences since the project includes subdividing 8.5 gross acres into three (3) parcels (Parcels 2 and 3 vacant) with Parcel 1 containing existing employee housing with 12-units and separate main dwelling unit. Less than significant impacts are expected.
- b) The proposed project would create a slightly increased demand for additional housing due to the residential nature of the project with up to approximately 50-residents. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site during site improvements and future construction for the vacant parcels being created which is similar to existing housing located in the surrounding area within the Torres Martinez Indian Reservation and surrounding communities of Thermal, Indio, and Mecca. Because the increase is small, there will be less than significant impact.
- c) The project will not induce substantial population growth in the area since the employee housing park with 12-units and a caretaker is already an existing baseline condition, and the potential for future additional primary dwellings or employee housing on the lots being created would be on limited basis and would not result in substantial population growth to the area. Impacts would be less than significant.

**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**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

**Findings of Fact:**

The project area is serviced by the Riverside County Fire Department. Prior to any new future construction such as with new dwellings, the project shall require private water storage/well system to be reviewed and approved by the Riverside County Fire Department as outlined within COA 80.Fire.1—Water Tank System. Also, prior to map recordation of PM36990, COAs 50.Fire.1 through 50.Fire.7 shall be required to be met which requires Environmental Constraint Sheet (ECS) to be stamped by



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Riverside County Surveyor with regards to the required water system, driveway access, gate entrances, and building addressing. Additionally, potential effects related to fire services for the project will be further prevented or reduced by the payment of standard fees to the County of Riverside in accordance County Ordinance No. 659 to prevent any potential significant effects to fire services as outlined within AND PLANNING.5 Planning Map Ord. 659. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. Therefore, impacts are less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

### 31. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

#### **Findings of Fact:**

The proposed area is serviced by the Riverside County Sheriff's Department and/or Torres Martinez Tribal Authority. As an existing employee housing site, which is already patrolled by County Sheriff and/or Torres Martinez Tribal Authority, the proposed project would not have an incremental effect on the level of sheriff and/or tribal security services provided in the vicinity of the project area. However, the project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services through the payment of required impact fees (AND PLANNING.5-Planning Map Ord. 659). This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. Impacts are less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

### 32. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Source(s):** School District correspondence, GIS database

#### **Findings of Fact:**

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Coachella Valley Unified School District. Since the project includes existing employee housing units, and creates two future parcels, this project may provide future housing units, permanent jobs, and attract people to the area. This project has been conditioned to comply with School Impact fees in order to prevent any potential effects to school services. (COA 80.PLANNING.1). This is a standard Condition of Approval and is not considered to be mitigation pursuant to CEQA. Impacts are less than significant.

**Mitigation:** No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	---------------------------------------	--------------

**Monitoring:** No monitoring is required.

### 33. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

**Findings of Fact:**

This Project is subject to the requirements of County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. The project is conditioned under Advisory Notification Document PLANNING.5 Ord. 659 (DIF) mitigation fee and pursuant to CEQA is not considered mitigation. Impacts will be less than significant

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

### 34. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

**Findings of Fact:**

The proposed Project will not cause an impact on health services. 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. No impacts are anticipated.

**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 checked="" type="checkbox"/>	<input 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

**Findings of Fact:**

The Project does not include recreational facilities such as pedestrian paths and open space, and does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project, existing employee housing with 3-lot tentative parcel map subdivision, ultimate development would result in a projected population of approximately 50 residents (which includes the existing residents), which is not anticipated to significantly increase the needs of additional recreational space. Therefore, impacts would be considered less than significant.

b) The use of existing neighborhood or regional parks or other regional recreational facilities such as the nearby Salton Sea State Recreation Area as result of the project will not result in a substantial accelerated physical deterioration of these facilities due to the limited number of new users that is anticipated due to project implementation. Furthermore, no community trails are designated along 70<sup>th</sup> Avenue or Pierce Street. Therefore, less than significant impacts will occur.

c) The Project site is not located within Community Service Area. In addition, all residential subdivisions are subject to Quimby fees and COA 50. PLANNING 1-Recreation District and COA 90. PLANNING.1 ensures payment of these fees. Payment of such fees will offset the incremental increase in recreational use and are not considered CEQA mitigation. Therefore, less than significant impacts will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**36. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

a) Include the construction or expansion of a trail system?

**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System (If applicable)

**Findings of Fact:**

The proposed Project has designated bike path along Pierce Street and 70<sup>th</sup> Avenue, but no designated recreational trails. No impacts are anticipated.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION** Would the project:

**37. Transportation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other

<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
standards established by the county congestion management agency for designated roads or highways?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a) Since the project site of 8.5 gross acres contains existing employee housing (proposed Parcel 1) and two vacant Parcels (proposed Parcel 2 & 3) intended for future single family dwellings or limited employee housing units, the project will generate minimal traffic to the area and regional transportation system. The project's primary access is from Dennington Court along the parcel maps westerly boundary via 70<sup>th</sup> Avenue. The site contains approximately 24 on-site parking spaces adjacent to each of the 12 mobile-home units with existing driveways and two additional parking spaces within garage of the existing main dwelling unit within Parcel 1 (3.61 Acres). The project with proposed vacant parcels 2 and 3 will have sufficient area for two parking spaces each for future residential dwellings or employee housing units since Parcel 2 is approximately 2.0 acres and Parcel 3 is approximately 2.7 acres. No mass transit facilities exist such as a bus stop in the immediate area. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system due to existing road improvements and available parking facilities. Also due to the minimal impact to surrounding transportation facilities, no impacts to level of service, delay, or other infrastructure impacts would occur. The impact is less than significant.

b) The project will not 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 due to existing site improvements such as gravel driveways and parking facilities and additional ROW being dedicated prior to map recordation. COA 50.TRANS.3 requires sufficient right-of-way along 70th Avenue shall be dedicated for public use to provide for a 64-foot half-width right-of-way per Standard No. 92 (2 of 2). Sufficient right-of-way along Pierce Street shall be dedicated for public use to provide for a 64-foot half-width right-of-way per Standard No. 92 (2 of 2) with access being restricted along 70th Avenue and Pierce Street. The project will have less than significant impact.

c) The project will not substantially increase hazards due to a design feature or incompatible uses since there is immediate access along Dennington Court. Additionally the existing mobile home units 1-6 are setback a minimum of 28-feet from existing ROW along 70<sup>th</sup> Street which creates a safety buffer with existing landscaping. No impacts are expected.

d) The project may cause an effect upon a need for new or altered maintenance of roads since project site utilizes Dennington Court via 70<sup>th</sup> Avenue and Pierce Street, however, the project is conditioned to provide Transportation Uniform Mitigation Fees (TUMF) which assists in maintaining county roads (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

80. TRANSPORTATION. 1) from new development projects on the vacant parcels being created. Therefore, the project will have less than significant impact.

e) The project site will cause a slight temporary effect upon circulation during any future project construction such as for two vacant parcels being created (Parcels 2 and 3) with future dwellings or limited employee housing units; however, impacts are considered less than significant due to immediate access from adjoining Dennington Court.

f) The project will not cause inadequate emergency access or access to nearby uses due to immediate access from adjoining roads. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

### 38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source(s): Riverside County General Plan

### Findings of Fact:

The proposed Project has designated bike path along Pierce Street and 70<sup>th</sup> Avenue. However, since there are no existing adjacent bike paths to connect with, lack of full road improvements being required as result of the proposed parcel map, and relatively small size of project at 8.5 gross acres, no bike path is required to be constructed for the project, therefore no impact.

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:

### 39. Tribal Cultural Resources

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

<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
--------------------------------------	--	---------------------------------------	--------------

Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

**Source(s):** County Archaeologist, AB52 Tribal Consultation

**Findings of Fact:**

a-b) In compliance with Senate Bill (SB (18) and Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on January 19, 2017 and January 13, 2017, respectively. No request to consult was received regarding SB 18 or AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to vacant portions of the 8.5 gross acre site for two single-family dwellings or additional employee housing units on limited scale. For these reasons, there is anticipated to be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**40. Water**

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?

☐ ☐ ☒ ☐

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

☐ ☐ ☒ ☐

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

**Findings of Fact:**

a-b) The proposed project is served by existing well water for the employee housing and will require the addition of 2-new wells as result of the proposed tentative parcel map which would be minor expansion of water services in accordance with County of Riverside Department of Environmental Health. The 2-wells for future single family dwellings or additional employee housing units would allow for sufficient water supplies to serve the project. The project will have less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**41. Sewer**

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?

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a-b) The proposed project is served by existing septic systems for employee housing with typical 1,500 gallon septic tanks and will require the addition of 2-new septic systems as result of the proposed tentative parcel map which would be minor expansion of sewer services. C-42 certifications of existing septic systems are required and size of septic systems may be restricted due reduced percolation rates. The 2-septic systems for future single family dwellings or additional employee housing units would allow for sufficient sewer to serve the project with adequate capacity. The project will have less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>42. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a-b) The project will generate less than significant trash waste with employee housing with curb side trash bin service from Burrtec. Additionally, prior to issuance and building permit finals as result of any future construction, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval as outlined under COA 80.Waste Resources 1 and 90.Waste Resources.1. Adequate disposal facilities and services exist to service the project site. Impacts are therefore 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>43. Utilities</b>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project maintains existing utility services in the form of electricity, natural gas, and communication systems with mainlines and stubs which can be extended to any future dwellings. Each of the utility systems is available at the project site. These impacts are considered less than significant based on the availability of existing and proposed public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District (IID) for electrical service and the telephone company including nearby existing off-site wireless communication facilities will ensure that potential impacts to utility systems are reduced to a less than significant level of impact.

d) The project would use existing and proposed storm water drainage facilities including partially improved roads along Pierce Street to be maintained by County Transportation Department and 70<sup>th</sup> Avenue to be maintained by the Torres Martinez Tribal Authority with less than significant impacts.

e) Electricity is available at the project site from the Imperial Irrigation District. These impacts are considered less than significant based on the availability of existing and proposed public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. No impact is expected.

**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:

<b>44. Wildfire Impacts</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project	<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
occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 since project consists of existing employee housing near Thermal-Oasis within the Torres Martinez Indian Reservation which has available fire and paramedic services in the immediate vicinity. The nearest fire station is Riverside County Fire Department Station 40 located approximately 2-miles northeast of the project site. The project is not located in a Fire Hazard Zone (Ord. No. 787) and has immediate access from adjoining streets such as Dennington Court via 70<sup>th</sup> Avenue. Less than significant impacts are expected.

b) The project will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire since the project consists of existing employee housing with flat topography and light vegetation. Furthermore, the project is not located in a Fire Hazard Zone. Impacts are less than significant.

c) The project requires the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) with any future dwellings, however, these improvements are required to be in conformance with the California Building Code or State of California HUD requirements and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts are less than significant.

d-e) The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires due to the nature of the project with existing employee housing subject to Fire Codes such as existing access drive, and water tank system (COA 80.Fire.1) and fire construction permits for any new construction. Less than significant impacts are anticipated.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

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

**Findings of Fact:** This small-scale project on 8.5 gross acres on existing land that's been disturbed with prior permitting for employee housing, and for all of the above reasons, its implementation would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

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

**Findings of Fact:**

The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 8.5 gross acre site for proposed general plan amendment, change of zone, and tentative parcel map creating three parcels consisting of a an approximate 3.61 acre parcel, a 2.00 acre parcel and a 2.77 acre parcel on prior disturbed land with anticipated maximum of 50 residents at build-out. The site is surrounded by vacant land, scattered dwellings and small-scale mobile home parks in a rural area, and largely serves light traffic volumes along Dennington Court, and more moderate traffic volumes along 70<sup>th</sup> Avenue and Pierce Street for residents who would normally visit this area with or without the proposed project. Future development in the immediate vicinity is increasing moderately such as with additional single-family dwellings and mobile homes in rural area of Thermal-Oasis within the Torres Martinez Indian Reservation. So impacts as result of the proposed project are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining streets which are partially improved and existing desert landscape which improves the aesthetics near the ground levels of the project site. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the construction



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

vehicles and automobiles that access the property, and would not be cumulatively considerable. The proposed project itself, as discussed throughout the EA, has very limited physical environmental impacts and would not cumulatively interact with any other projects to create a significant impact. Therefore, impacts are less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

☐
☐
☐
☒

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

**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
77588 El Duna Ct. Ste. H  
Palm Desert, CA 92211

## 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.

Y:\Planning Case Files-Riverside office\PM36990\DH-PC-BOS Hearings\DH-PC\EA-IS\_PM36990.docx



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

**Juan C. Perez  
Agency Director**



06/09/20, 2:06 pm

**PM36990**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM36990. 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 - Project Description & Operational Limits**

The land division hereby permitted is for a Schedule H subdivision to divide 8.5 gross acres into three (3) parcels with Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. Proposed Parcel 1 contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13 existing dwelling units on the subject property.

**Advisory Notification. 2                    AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Thermal-Oasis (Adopted 7/21/2009)

**Advisory Notification. 3                    AND - Exhibits**

The development of the premises shall conform substantially with that as shown on **APPROVED MAP: Tentative Parcel Map, Amended Map No. 2, dated May 14, 2020.**

**Advisory Notification. 4                    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)
  - School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance (cont.)

Intergovernmental Consultation) {for GPAs, SPs, & SPAs

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)){for all projects with EIR, ND or MND determinations}

#### 3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

{Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMs}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and

TPMs}

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

**BS-Grade**

**ADVISORY NOTIFICATION DOCUMENT****BS-Grade**

**BS-Grade. 1                                      0010-BS-Grade-MAP - DISTURBS NEED G/PMT (cont.)**

**BS-Grade. 1                                      0010-BS-Grade-MAP - DISTURBS NEED G/PMT**

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

**BS-Grade. 2                                      0010-BS-Grade-MAP - DUST CONTROL**

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

**BS-Grade. 3                                      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. 4                                      0010-BS-Grade-MAP - FINISH GRADE**

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

**BS-Grade. 5                                      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. 6                                      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 shall be 1% except on Portland Cement Concrete where .35% shall be the minimum.

**BS-Grade. 7                                      0010-BS-Grade-MAP - OBEY ALL GDG REGS**

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

**BS-Grade. 8                                      0010-BS-Grade-MAP - SLOPES IN FLOODWAY**

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval.

**ADVISORY NOTIFICATION DOCUMENT****BS-Grade****BS-Grade. 8                                      0010-BS-Grade-MAP - SLOPES IN FLOODWAY (cont.)**

However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

**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.

**E Health. 2                                      0010-E Health-USE - NOISE STUDY**

Noise Consultant: Giroux and Associates  
1820 E. Garry Ave, Suite 211  
Santa Ana, Ca 92705

Noise Study: "Noise Impact Analysis, Ferro - 3 lot Subdivision, Riverside County, California," May 20, 2017  
Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PM36990 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated June 5, 2017 c/o Steven Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

**Fire****Fire. 1                                      0010-Fire-MAP\*-#15-POTENTIAL FIRE FLOW**

Provide a water system capable of supporting the required fire flow in accordance with the California Fire Code and Riverside County Fire Department standards. Where no water infrastructure exists, water tanks will be required to provide the necessary fire flow.

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

The project applicant 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. 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 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



# ADVISORY NOTIFICATION DOCUMENT

## Planning

**Planning. 2** **0010-Planning-MAP - FEES FOR REVIEW (cont.)**

comply with.

**Planning. 3** **0010-Planning-MAP - FINAL MAP PREPARER**

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

**Planning. 4** **0010-Planning-MAP - IF HUMAN REMAINS FOUND**

**If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.**

**Planning. 5**

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

**Planning. 6** **0010-Planning-MAP - UNANTICIPATED RESOURCES**

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

**Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.**

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

**\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.**

**Planning. 7**                      **0010-Planning-MAP\*- MAP ACT COMPLIANCE**

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 7                                      0010-Planning-MAP\*- MAP ACT COMPLIANCE (cont.)**

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

#### **Planning. 8                                      0020-Planning-MAP - EXPIRATION DATE**

The conditionally approved TENTATIVE MAP shall expire three (3) 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. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

#### **Planning. 9                                      Gen - Lighting Hooded/Directed**

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

#### **Planning. 10                                      Gen - Off-Site Signs Ord. 679.4**

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

#### **Planning. 11                                      Gen - Ord. 875 CVMSHCP Fees**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains. The fee shall be paid for each residential unit to be constructed within a land division.

#### **Planning. 12                                      Gen - Zoning Standards**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the proposed R-A zone.

### Planning-All

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

**Planning-All. 1                      0010-Planning-All-MAP - HOLD HARMLESS (cont.)**

**Planning-All. 1                      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 project or its associated environmental documentation; 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 project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, 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                      TRIBAL CULTURAL SENSITIVITY TRAINING**

Tribal Cultural Sensitivity Training – Prior to ground disturbance, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) to provide Cultural Sensitivity Training. A representative designated by the consulting Tribe(s) shall provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to

**ADVISORY NOTIFICATION DOCUMENT****Planning-CUL****Planning-CUL. 1****TRIBAL CULTURAL SENSITIVITY TRAINING (cont.)**

beginning work on the project site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval.

**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.

**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 subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

**Transportation. 4****0010-Transportation-MAP - DRAINAGE STUDY & WQMP**

Prior to grading permit issuance for Parcel 1, 2, and 3. The developer shall submit Drainage Study and Water Quality Management Plan (WQMP) to Transportation Department for review and approval.

**Transportation. 5****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.

## **ADVISORY NOTIFICATION DOCUMENT**

### **Waste Resources**

#### **Waste Resources. 1**

#### **Gen - Hazardous Materials**

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234

Plan: PM36990

Parcel: 749190010

50. Prior To Map Recordation

Fire

050 - Fire. 1                      0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the Riverside County Fire Department and the appropriate water agency, as necessary, prior to any combustible building material placed on an individual lot.

050 - Fire. 2                      0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length but less than 800' in length shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

An approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

050 - Fire. 3                      0050-Fire-MAP-#67-ECS-GATE ENTRANCES                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 4                      0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up or downgrade of more than 15%. Access will not be less than 20 feet in width and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 5                      0050-Fire-MAP-#88-ECS-AUTO/MAN GATES                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Gate pins shall be rated with shear pin force not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

050 - Fire. 6                      0050-Fire-MAP-#98-ECS-HYD/WTR TANK                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided by either: 1) a domestic water system with an approved fire hydrant within 400' of all portions of all structures and spaced in accordance with the California Fire Code, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

050 - Fire. 7                      0050-Fire-MAP\*-#70-ECS-ADDRESS                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Building



Plan: PM36990

Parcel: 749190010

**50. Prior To Map Recordation**

**Fire**

- 050 - Fire. 7                      0050-Fire-MAP\*-#70-ECS-ADDRESS (cont.)                      Not Satisfied
- addresses will be clearly visible from public roadway. A permanent monument may be provided for the address. Address numbers will be minimum 4 inch letter height, 1/2 inch stroke, reflectorized, and contrasting with the background colors of the sign. Address shall be displayed horizontally.

**Planning**

- 050 - Planning. 1                      0050-Planning-MAP - CV REC AND PARK DISTRICT                      Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall submit to the Planning Director a duly and completely executed agreement with the Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for payment of parks and recreation fees and/or dedication of land for the proposed land division in accordance with Section 10.35 of Ordinance No. 460.

- 050 - Planning. 2                      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. 3                      0050-Planning-MAP - PREPARE A FINAL MAP                      Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

- 050 - Planning. 4                      0050-Planning-MAP\*- ECS AFFECTED LOTS                      Not Satisfied

The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book \_\_\_\_, Page \_\_\_\_.

- 050 - Planning. 5                      0050-Planning-MAP\*- REQUIRED APPLICATIONS                      Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1214, and Change of Zone No. 7927 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 designations and/or zones ultimately applied to the property.

- 050 - Planning. 6                      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 of 2.00 net acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the proposed R-A 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

Plan: PM36990

Parcel: 749190010

50. Prior To Map Recordation

Planning

050 - Planning. 6                      0050-Planning-MAP\*- SURVEYOR CHECK LIST (cont.)                      Not Satisfied  
3.8.C. of County Ordinance No. 460.

050 - Planning. 7                      Gen - 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. 8                      Map - ECS Note-Right to Farm                      Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS: "Parcel Nos. 1 through 3, as shown on this Final Map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes (A-1 Zone (Light Agriculture), A-P Zone (Light Agriculture with Poultry), A-2 Zone (Heavy Agriculture), A-D Zone (Agriculture-Dairy), and C/V Zone (Citrus/Vineyard)) pursuant to Ordinance No. 625. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

Transportation

050 - Transportation. 1                      0050-Transportation-MAP - CORNER CUT-BACK I                      Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 2                      0050-Transportation-MAP - INTERSECTION/50' TANGENT                      Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 3                      0050-Transportation-MAP - SUFFICIENT R-O-W                      Not Satisfied

Sufficient right-of-way along 70th Avenue shall be dedicated for public use to provide for a 64-foot half-width right-of-way per Standard No. 92 (2 of 2).

Sufficient right-of-way along Pierce Street shall be dedicated for public use to provide for a 64-foot half-width right-of-way per Standard No. 92 (2 of 2).

\*\* Access shall be restricted along 70th Avenue and Pierce Street.

Plan: PM36990

Parcel: 749190010

**50. Prior To Map Recordation**

**Transportation**

050 - Transportation. 3                      0050-Transportation-MAP - SUFFICIENT R-O-W (cont.)                      Not Satisfied

**60. Prior To Grading Permit Issuance**

**BS-Grade**

060 - BS-Grade. 1                      0060-BS-Grade-MAP - DRAINAGE 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 - GEOTECH/SOILS RPTS                      Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 3                      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. 4                      0060-BS-Grade-MAP - IF WQMP REQUIRED                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 5                      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.

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. 6                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied

Plan: PM36990

Parcel: 749190010

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR (cont.)                      Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7                      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. 8                      0060-BS-Grade-MAP - OFFSITE GDG ONUS                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 9                      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.

060 - BS-Grade. 10                      0060-BS-Grade-MAP - SWPPP REVIEW                      Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 11                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

060 - BS-Grade. 12                      0060-BS-Grade-MAP- PM 10 CLASS REQUIRED                      Not Satisfied

Plan: PM36990

Parcel: 749190010

**60. Prior To Grading Permit Issuance**

**BS-Grade**

**060 - BS-Grade. 12                      0060-BS-Grade-MAP- PM 10 CLASS REQUIRED (cont.)                      Not Satisfied**

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

**060 - BS-Grade. 13                      0060-BS-Grade-MAP- PM10 PLAN REQUIRED                      Not Satisfied**

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

**060 - BS-Grade. 14                      0060-BS-Grade-MAP-TRANS& CVWD REVIEW REQ'D                      Not Satisfied**

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWSD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

**Planning**

**060 - Planning. 1                      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).

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 standards 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.

Plan: PM36990

Parcel: 749190010

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.)                      Not Satisfied

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. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

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. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy 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. Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2                      0060-Planning-MAP - PROJECT ARCHAEOLOGIST                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and



Plan: PM36990

Parcel: 749190010

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-MAP - PROJECT ARCHAEOLOGIST (cont.)                      Not Satisfied

provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning. 3                      0060-Planning-MAP - TRIBAL MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

Planning-CUL

060 - Planning-CUL. 1                      CULTURAL RESOURCE MONITORING PROGRAM (CRMP)                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

**Archaeological Monitor** An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

**Cultural Sensitivity Training** - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of

Plan: PM36990

Parcel: 749190010

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 CULTURAL RESOURCE MONITORING PROGRAM (CRMP) Not Satisfied  
the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - MBTA NESTING BIRD SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a

Plan: PM36990

Parcel: 749190010

**60. Prior To Grading Permit Issuance**

**Planning-EPD**

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - MBTA NESTING BIRD SURVEY (    Not Satisfied  
grading permit or prior to issuance of any building permits the projects consulting biologist shall  
prepare and submit a report, documenting the results of the survey, to EPD for review.

**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.

**70. Prior To Grading Final Inspection**

**Planning**

070 - Planning. 1                      0070-Planning-MAP - PHASE IV CULTURAL                      Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

**Planning-CUL**

070 - Planning-CUL. 1                      ARTIFACT DISPOSITION                      Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least,

Plan: PM36990

Parcel: 749190010

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1                      ARTIFACT DISPOSITION (cont.)                      Not Satisfied

the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

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.

Plan: PM36990

Parcel: 749190010

**80. Prior To Building Permit Issuance**

**E Health**

080 - E Health. 1                      0080-E Health-USE - PERC TEST REQD                      Not Satisfied

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the Riverside County LAMP.

080 - E Health. 2                      0080-E Health-USE - SEPTIC PLANS                      Not Satisfied

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

**Fire**

080 - Fire. 1                      0080-Fire-MAP-#50A- WATER TANK SYSTEM                      Not Satisfied

Prior to building permits release, a private water storage/well system must be installed per the Environmental Constraint Sheet Map filed with the Riverside County Surveyor's Office. The Riverside County Fire Department shall review and approve the water tank installation. Contact the fire department for guidelines.

080 - Fire. 2                      0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER                      Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777  
East County- Palm Desert Office 760-863-8886

**Planning**

080 - Planning. 1                      0080-Planning-MAP\*- SCHOOL MITIGATION                      Not Satisfied

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

080 - Planning. 2                      Gen - 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.

**Transportation**

080 - Transportation. 1                      0080-Transportation-MAP - TUMF                      Not Satisfied

Prior to the issuance of a building permit, the applicant 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. 673.

**Waste Resources**

080 - Waste Resources. 1                      Gen - Waste Recycling Plan                      Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the

Plan: PM36990

Parcel: 749190010

**80. Prior To Building Permit Issuance**

**Waste Resources**

**080 - Waste Resources. 1 Gen - Waste Recycling Plan (cont.) Not Satisfied**

Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

**90. Prior to Building Final Inspection**

**BS-Grade**

**090 - BS-Grade. 1 0090-BS-Grade-MAP - IF WQMP REQUIRED Not Satisfied**

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project -specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

**090 - BS-Grade. 2 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



Plan: PM36990

Parcel: 749190010

**90. Prior to Building Final Inspection**

**BS-Grade**

090 - BS-Grade. 2                      0090-BS-Grade-MAP - PRECISE GRADE INSP (cont.)                      Not Satisfied  
foundation.

090 - BS-Grade. 3                      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.

**BS-Plan Check**

090 - BS-Plan Check. 1                      0090-BS-Plan Check-BP-FEMA FORM APPRVL REQUIRED                      Not Satisfied

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

**E Health**

090 - E Health. 1                      0090-E Health-MAP - WELL/WATER STATEMENT                      Not Satisfied

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.

2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).

3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.

4) Satisfactory information concerning how the system will be owned and operated.

Plan: PM36990

Parcel: 749190010

90. Prior to Building Final Inspection

E Health

090 - E Health. 1                      0090-E Health-MAP - WELL/WATER STATEMENT (cont.)                      Not Satisfied

090 - E Health. 2                      0090-E Health-USE- E.HEALTH CLEARANCE REQ                      Not Satisfied

Environmental Health Clearance prior to final inspection.

Fire

090 - Fire. 1                      0090-Fire-MAP - FIRE SPRINKLER SYSTEM                      Not Satisfied

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation

Planning

090 - Planning. 1                      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. Said certification shall be obtained from the Desert Recreation and Park District.

Waste Resources

090 - Waste Resources. 1                      Gen - Waste Reporting Form and Receipts                      Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



# COACHELLA VALLEY WATER DISTRICT

*Established in 1918 as a public agency*

GENERAL MANAGER  
Jim Barrett

ASSISTANT GENERAL MANAGER  
Robert Cheng

March 21, 2017

Jay Olivas  
Riverside County Planning Department  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: **General Plan Amendment No. 1214, Change of  
Zone No. 7927, Tentative Parcel Map No. 36990**

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Prior to issuance of grading permits for TPM 36990, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

The proposed Lot Line Adjustment No. TPM 36990 does not conflict with CVWD facilities.

Approval of the proposed Tentative Parcel Map 36990 does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Riverside County Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

This area is designated Zone A on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

This area is underlain with agricultural drainage lines. There are CVWD facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD facilities and associated right-of-way and provided County with written confirmation that there is no interference. The CVWD conflicts include but are not limited to Avenue 70 Drain Plan 1395.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1302.1 The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor at (760) 398-2651, extension 3535.

Sincerely,



Carrie Oliphant  
Assistant Director of Engineering

cc: Majeed Farshad  
Riverside County Department of Transportation  
77-588 El Duna Street, Suite H, Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor, Riverside, CA 92501

Mark Abbott  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A, Indio, CA 92201

Manuel and Feliciano Ferro, H & W, JT  
88855 Avenue 70  
Thermal, CA 92274

RM: jl/eng/ds/2017/mar/DRL PZ 17-7868 Gen. Plan Amendment No. 1214.docx

File: 0163.1, 0421.1, 0721.1, 1150.011  
Geo: 070826-1  
PZ: 17-7868





**Community Council Advisory Project Review Report—Fourth District Planning Projects**

Council: THERMAL OASIS Address: 88-865 Ave 70, Thermal  
Meeting date: 6/19/17 Cross streets: Avenue 70 & Peice  
Project name: Subdivision of Vacant Property Parcel number(s): 749-190-010  
Case number: GPA01214, C207927, PM36940

Advisory Action  
(number of votes):

☒ Support

☐ NOT Support

☐ Abstain

☐ Absent

☐ Continue to

**Advisory Motion**

Approved  
1st Motion: Matthew Melkessian  
2nd: Joel Ruiz

**Advisory Discussion, Comments and Recommendations**

8.5 acre parcel subdivided to 3 parcels  
Existing mobile home in parcel one, possible future polanco  
in one of the other parcels.

NO concerns

Date:

6/19/17

Signature:

Michael Wells

Print name and title:

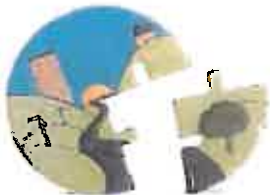
Michael Wells

**Supervisor's Comments**

Approved, no concerns

Steve Hammer  
Chief of Staff

**Directions:** The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss, AICP**  
**Planning Director**

January 19, 2017

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

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Felciana Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

---

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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

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

*"Planning Our Future... Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 19, 2017

Augustine Band of Cahuilla Mission Indians  
Amanda Vance, Chairperson  
P.O. Box 486  
Coachella, CA 92236

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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

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

*"Planning Our Future... Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss, AICP**  
**Planning Director**

January 19, 2017

Cabazon Band of Mission Indians  
Doug Welmas, Chairperson  
84-245 Indio Springs Parkway  
Indio, CA 92203

**RE: Native American SB18 Consultation request for General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)**

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

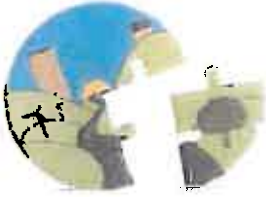
Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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

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

*"Planning Our Future.. Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss, AICP**  
**Planning Director**

January 19, 2017

Cahuilla Band of Indians  
Luther Salgado, Chairperson  
52701 U.S Highway 371  
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctima.org](mailto:hthomson@rctima.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctima.org](mailto:jolivas@rctima.org)

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

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

*"Planning Our Future... Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 19, 2017

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

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Felidana Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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

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

*"Planning Our Future... Preserving Our Past"*





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 19, 2017

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

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Vice Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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

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

*"Planning Our Future... Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 19, 2017

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

**RE: Native American SB18 Consultation request for General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctdma.org](mailto:hthomson@rctdma.org) by April 19, 2017

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctdma.org](mailto:jolivas@rctdma.org)

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

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

*"Planning Our Future Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 19, 2017

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

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)**

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [htthomson@rctdma.org](mailto:htthomson@rctdma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [Jolivas@rctdma.org](mailto:Jolivas@rctdma.org)

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

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

*"Planning Our Future. Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 19, 2017

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

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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

Desert Office • 7758 El Duna Ct, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss, AICP**  
**Planning Director**

January 19, 2017

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

**RE: Native American SB18 Consultation request for General Plan Amendment No. 1214**

Dear Tribal Administrator,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Felidana Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctima.org](mailto:hthomson@rctima.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctima.org](mailto:jolivas@rctima.org)

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

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

*"Planning Our Future... Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 19, 2017

Los Coyotes Band of Mission Indians  
Shane Chapparosa, Chairperson  
P.O. Box 189  
Warner Springs, CA 92086

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

---

Heather Thomson M.A, RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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

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

*"Planning Our Future .. Preserving Our Past"*





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 19, 2017

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

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)**

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctdma.org](mailto:hthomson@rctdma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctdma.org](mailto:jolivas@rctdma.org)

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

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

*"Planning Our Future... Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 19, 2017

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

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctima.org](mailto:hthomson@rctima.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctima.org](mailto:jolivas@rctima.org)

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

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

*"Planning Our Future.. Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 19, 2017

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

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)**

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A, RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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

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

*"Planning Our Future . . Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 19, 2017

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

**RE: Native American SB18 Consultation request for General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Felidana Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [htthomson@rctima.org](mailto:htthomson@rctima.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctima.org](mailto:jolivas@rctima.org)

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

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

*"Planning Our Future • Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

January 19, 2017

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

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Feliclana Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A, RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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

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

*"Planning Our Future... Preserving Our Past"*



## RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 19, 2017

Santa Rosa Band of Mission Indians  
Steven Estrada, Chairperson  
P.O. Box 391820  
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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

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

*"Planning Our Future... Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 19, 2017

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

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A, RPA  
County Archaeologist

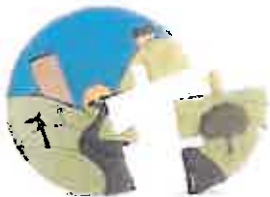
Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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

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

*"Planning Our Future... Preserving Our Past"*





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 19, 2017

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

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Ollivas, [jollivas@rctlma.org](mailto:jollivas@rctlma.org)

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

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

*"Planning Our Future... Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 19, 2017

Torres- Martinez Desert Cahuilla Indians  
Mary Resvaloso, Chairperson  
P.O Box 1160  
Thermal, CA 92274

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –**  
Applicant: Manuel and Felciana Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctima.org](mailto:hthomson@rctima.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A, RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctima.org](mailto:jolivas@rctima.org)

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

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

*"Planning Our Future... Preserving Our Past"*



## RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 19, 2017

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

**RE: Native American SB18 Consultation request for General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)**

**LOCATION:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or [hthomson@rctlma.org](mailto:hthomson@rctlma.org) by April 19, 2017.

Sincerely,  
Riverside County Planning Department

Heather Thomson M.A., RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

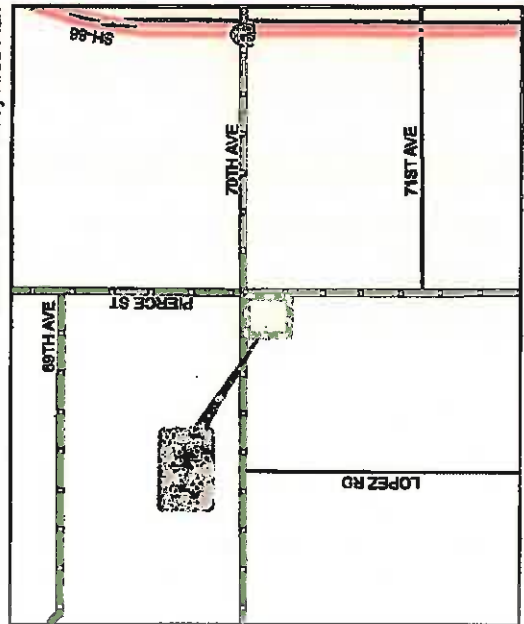
Riverside Office · 4080 Lemon Street, 12th Floor  
P O Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

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

*"Planning Our Future... Preserving Our Past"*



**Eastern Coachella Valley Area Plan**



**Area Parks & Trails**



**Aerial View**

**GPA01214 / CZ07927 / PM36990**

**APN : 748-490-010**

**LDC Date : January 19, 2017**

**Area Plan : Eastern Coachella Valley**

**Trail(s) shown on Area Plan : Y N**

**Specific Plan :**

**Trail(s) shown on Specific Plan : Y N**

**Existing R-O-W** **Ultimate R-O-W**

Expressway (184' - 220') \_\_\_\_\_

Urban Arterial (152') \_\_\_\_\_

Major (128') \_\_\_\_\_

Secondary (118') \_\_\_\_\_

Collector (74') \_\_\_\_\_

Mountain Arterial (110') \_\_\_\_\_

**Field Review : Y N**  
(Date)

**T/R : 75SR8E Section : 26**

**Comments :**

- ☐ Class 1 Bike Path
- ☐ Class 2 Bike Path
- ☐ Regulated Trail
- ☐ Contribution Trail (Regulated / Class 1 Bike Path)
- ☐ Occasional Trail
- ☐ Historic Trail

**Drawn By : Sheila Spangberg**  
**Checked By : \_\_\_\_\_**  
**Date : January 19, 2017**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 13, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)**

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 February 12, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990**  
– EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) –

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [Jolivas@rctlma.org](mailto:Jolivas@rctlma.org)  
Attachment: Project Vicinity Map  
Project Aerial

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

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 13, 2017

Agua Caliente Band of Cahuilla Indians  
Pattie Garcia-Plotkin, THPO  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)**

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 February 12, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 – Applicant: Manuel and Feliclana Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) –**

**REQUEST: Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [Jolivas@rctlma.org](mailto:Jolivas@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

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

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

January 13, 2017

Cabazon Band of Mission Indians  
Jacquelyn Barnum  
84-245 Indio Springs Parkway  
Indio, CA 92203

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)**

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 February 12, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 – Applicant:** Manuel and Feliciano Ferro – **Representative:** Robert J. Mainiero, P.E. – **Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location:** Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – **8.5 Gross Acres – Zoning:** Light Agriculture (A-1-10 Acre Minimum) –

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [Jolivas@rctlma.org](mailto:Jolivas@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

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

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 13, 2017

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)**

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 February 12, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 – Applicant: Manuel and Feliclana Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) –**

**REQUEST: Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [Jolivas@rctlma.org](mailto:Jolivas@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

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

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 13, 2017

Colorado River Indian Tribes (CRIT)  
Amanda Barrera  
Tribal Secretary  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)**

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 February 12, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990**  
– EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) –

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)  
Attachment: Project Vicinity Map  
Project Aerial

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

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 13, 2017

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)**

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 February 12, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976** – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) –

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [Jolivas@rctlma.org](mailto:Jolivas@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

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

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 13, 2017

Ramona Band of Cahuilla  
Joseph D. Hamilton  
Chairman, Ramona Band of Cahuilla  
56310 Highway 371, Suite B  
P.O. BOX 391670  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)**

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 February 12, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990**  
– EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) –

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)  
Attachment: Project Vicinity Map

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

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

**January 13, 2017**

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)**

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 February 12, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) –**

**REQUEST: Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.**

Sincerely,

**PLANNING DEPARTMENT**

**Heather Thomson, Archaeologist**

**Email CC: Jay Olivas, [Jolivas@rctlma.org](mailto:Jolivas@rctlma.org)**

**Attachment: Project Vicinity Map  
Project Aerial**

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

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

January 13, 2017

Michael Mirelez, Cultural resource Coordinator  
Torres Martinez Desert Cahuilla Indians  
P.O. Box 1160 Thermal, CA 92274

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)**

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 February 12, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990**  
– EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) –

**REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

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

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



PM36990



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - US HWY
  - counties
  - cliffs
  - hydrography
  - waterbodies
  - Lakes
  - Rivers

**Notes**

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



0 550 1,100 Feet



REPORT PRINTED ON... 1/12/2017 4:07:01 PM

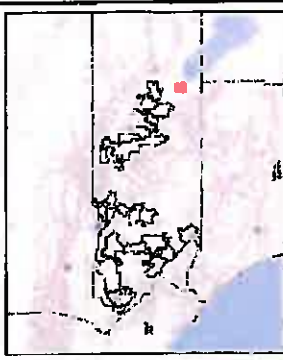
© Riverside County RCIT GIS



PM36990



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - US HWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers



Notes

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

REPORT PRINTED ON... 1/12/2017 4:08:56 PM

© Riverside County RCIT GIS



0 2,000 4,000 Feet





## ***TWENTY-NINE PALMS BAND OF MISSION INDIANS***

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

June 23, 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 (PM36990, EA42976)**

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 PM36990 and EA42976. As stated in our letter sent January 23, 2017, the Tribal Historic Preservation Office (THPO) is not aware any archaeological/cultural resources within the project area that pertain to the Twenty-Nine Palms Band of Mission Indians. After review of the letter report and records search, we do not have further interest in this project and defer to the comments of the Torres-Martinez Band of Cahuilla Indians. If there are inadvertent discoveries of archaeological remains or resources, construction should stop immediately, and the appropriate agency and tribe(s) should be notified.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Madrigal, Jr.", is written over the printed name.

Anthony Madrigal, Jr.  
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman  
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist  
Jay Olivas, Riverside County Planning Department



## **TWENTY-NINE PALMS BAND OF MISSION INDIANS**

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

June 23, 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 (PM36990, EA42976)**

Dear Ms. Thomson:

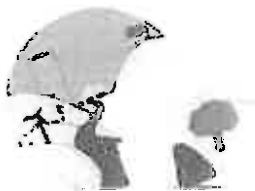
This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of PM36990 and EA42976. As stated in our letter sent January 23, 2017, the Tribal Historic Preservation Office (THPO) is not aware any archaeological/cultural resources within the project area that pertain to the Twenty-Nine Palms Band of Mission Indians. After review of the letter report and records search, we do not have further interest in this project and defer to the comments of the Torres-Martinez Band of Cahuilla Indians. If there are inadvertent discoveries of archaeological remains or resources, construction should stop immediately, and the appropriate agency and tribe(s) should be notified.

If you have any questions, 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  
Jay Olivas, Riverside County Planning Department



Steve Weiss, AICP  
Planning Director

## RIVERSIDE COUNTY PLANNING DEPARTMENT

### INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Date Submitted: 6/29/17

Supervisory District: 4

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

<u>Application Number(s):</u>	<u>Date Filed:</u>	<u>Application Number(s):</u>	<u>Date Filed:</u>
PM 36990	12/1/16	CFG 6346	12/1/16
GPA 01214	12/1/16		
CZ 07927	12/1/16		
EA 42976	12/1/16		

Assessor Parcel Number(s):

749-190-010

The property is owned by:

- ☒ Sole Ownership  
☐ Sole Proprietorship  
☐ Partnership

- ☐ Limited Liability Company (LLC)  
☐ Corporation  
☐ Trust

The property is leased by (if any): \_\_\_\_\_

The Lessee is the applicant: ☐ Yes ☐ No

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

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

## INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Provide the following documentation:

- A Preliminary Title Report issued by a title company licensed to business in the State of California dated less than 30 days prior to the date of submittal of this application.
- Documentation proving who has authority to sign the agreement, such as:
  - If Limited Liability Company: Please provide the Operating Agreement;
  - If Corporation: Please provide Articles of Incorporation and corporate resolution re: authority to execute agreements on behalf of the corporation;
  - If Partnership: Please provide either an LP1 or LP5 document, filed with the Secretary of State, and partnership agreement;
  - If Trust: Please provide a certified abstract of the trust.
  - For out of State legal entities, please provide document showing registration with the California Secretary of State.

**Property Owner Name:** Manuel Ferro & Felliciana L. Ferro, HW as JT

Contact Person: Olga Ferro(Daughter) E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70  
Thermal CA 92274  
City State ZIP

Daytime Phone No: (760) 296-0624 Fax No: ( )

**Lessee/Applicant Name:** Same as above

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

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

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

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

**INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

**Additional Parties to be notified:**

**Name:** Robert J, Mainiero, P.E.

**Contact Person:** Bob Mainiero **E-Mail:** psbob596@aol.com

**Mailing Address:** P.O. Box 2410

Palm Springs CA 92263  
City State ZIP

**Daytime Phone No:** (760) 413-7127 **Fax No:** (760) 992-0702

**Name:** \_\_\_\_\_

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

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_  
Street

\_\_\_\_\_  
City State ZIP

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

**Name:** \_\_\_\_\_

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

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_  
Street

\_\_\_\_\_  
City State ZIP

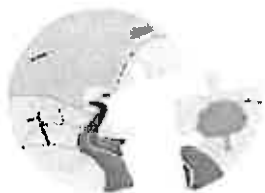
**Daytime Phone No:** ( ) \_\_\_\_\_ **Fax No:** ( ) \_\_\_\_\_

**NOTES:**

- 1) Applications must include all of the information requested information and documents.
- 2) Incomplete applications will not be accepted.
- 3) Additional information may be required after the initial application submittal and County review.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement information.docx  
Created: 8/28/2015 Revised: 12/21/2016





Carolyn Syms Luna  
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.

CASE NUMBER: GPA01214 DATE SUBMITTED: 12/1/16

#### I. GENERAL INFORMATION

##### APPLICATION INFORMATION

Applicant's Name: Manuel & Feliciano Ferro E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70  
Thermal CA 92274  
City State ZIP

Daytime Phone No: ( 760 ) 296-0624 Fax No: (        )                     

Engineer/Representative's Name: Robert J. Mainiero E-Mail: psbob596@aol.com

Mailing Address: P. O. Box 2410  
Palm Springs CA 92263  
City State ZIP

Daytime Phone No: ( 760 ) 413-7127 Fax No: ( 760 ) 992-0702

Property Owner's Name: Manuel & Feliciano Ferro E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70  
Thermal CA 92274  
City State ZIP

Daytime Phone No: ( 760 ) 296-0624 Fax No: (        )                     

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

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

*"Planning Our Future... Preserving Our Past"*

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

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.

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.

**Manuel & Feliciano Ferro**

PRINTED NAME OF APPLICANT

*Manuel & Feliciano Ferro*

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.

**Manuel Ferro**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**Feliciano Ferro**

PRINTED NAME OF PROPERTY OWNER(S)

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): **749-190-010**

Section: **26**

Township: **7 South**

Range: **8 East**

Approximate Gross Acreage: **8.5 Acres**

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

General location (nearby or cross streets): North of \_\_\_\_\_, South of  
**Avenue 70**, East of \_\_\_\_\_, West of **Pierce Street**

Thomas Brothers map, edition year, page number, and coordinates: **(2007) 5652 B2**

Existing Zoning Classification(s): **A-1-10**

Existing Land Use Designation(s): **AG Indian-Torres Martinez**

Proposal (describe the details of the proposed general plan amendment):

To change the General Plan designation from AG Agriculture Indian-Torres Martinez  
to EDR Estate Density Residential to facilitate the subdivision

Related cases filed in conjunction with this request:

**Change of Zone**

Tentative Parcel Map No. 36990

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on  
the project site? Yes ☒ No ☐

Case Nos. **Parcel Map No. 15150 MB 82/83-84**

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

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	Imperial Irrigation District	x	
Gas Company	Southern California Gas Company		x
Telephone Company	Verizon	x	
Water Company/District	Coachella Valley Water District		x
Sewer District	Coachella Valley Water District		x

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) **More than 2 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) **More than 2 miles**

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

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 ☒

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) x Manuel P. Toro Date 11-23-16  
Owner/Representative (2) Artesiana Torres Date 11-23-16

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):

Eastern Coachella Valley

EXISTING DESIGNATION(S): AG Agriculture Indian-Torres Martinez

PROPOSED DESIGNATION(S): EDR Estate Density Residential

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

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

To facilitate the proposed subdivision of an 8.5 acre parcel into three parcels(two additional parcels)  
for the use of family members

The area is in transition from agriculture to residential.

There are a number of mobilehome parks in the surrounding area. See aerial photo.

There is a need for additional low-income housing.

Currently Indian Land

**III. AMENDMENTS TO POLICIES:**

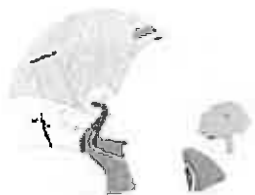
*(Note: A conference with Planning Department staff is required before application can be filed.  
Additional information may be required.)*

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: \_\_\_\_\_ Area Plan: \_\_\_\_\_

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): \_\_\_\_\_

C. PROPOSED POLICY (Attach more pages if needed): \_\_\_\_\_



Steve Weiss, AICP  
Planning Director

## RIVERSIDE COUNTY PLANNING DEPARTMENT

### APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

#### APPLICATION INFORMATION

Applicant Name: Manuel & Feliciano Ferro

Contact Person: Olga Ferro E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70  
Thermal CA 92274  
City State ZIP

Daytime Phone No: ( 760 ) 296-0624 Fax No: (        )       

Engineer/Representative Name: Robert J. Mainiero, P.E.

Contact Person: Bob Mainiero E-Mail: psbob596@aol.com

Mailing Address: P. O. Box 2410  
Palm Springs CA 92263  
City State ZIP

Daytime Phone No: ( 760 ) 413-7127 Fax No: ( 760 ) 992-0702

Property Owner Name: Manuel & Feliciano Ferro

Contact Person: Olga Ferro E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70  
Street

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

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

"Planning Our Future... Preserving Our Past"

# APPLICATION FOR CHANGE OF ZONE

Thermal  
City

CA  
State

92274  
ZIP

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

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

## AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

## AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Manuel Ferro

PRINTED NAME OF PROPERTY OWNER(S)

x Manuel Ferro

SIGNATURE OF PROPERTY OWNER(S)

Feliciano Ferro

PRINTED NAME OF PROPERTY OWNER(S)

x Feliciano Ferro

SIGNATURE OF PROPERTY OWNER(S)

## PROPERTY INFORMATION:

Assessor's Parcel Number(s): 749-190-010

Approximate Gross Acreage: 8.5 Acres

General location (nearby or cross streets): North of \_\_\_\_\_ South of \_\_\_\_\_



## APPLICATION FOR CHANGE OF ZONE

---

Avenue 70 \_\_\_\_\_, East of \_\_\_\_\_, West of Pierce Street

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

To change the existing A-1-10 Light Agriculture zoning to R-A Residential Agriculture to facilitate the subdivision of 8.5 acres into three parcels-two additional parcels for use by family members

---

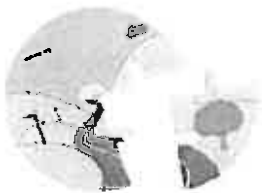
Related cases filed in conjunction with this request:

General Plan Amendment  
Tentative Parcel Map No. 36990

---

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

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



Steve Weiss, AICP  
Director

## RIVERSIDE COUNTY PLANNING DEPARTMENT

### APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36990 DATE SUBMITTED: 12/1/16

#### APPLICATION INFORMATION

Applicant's Name: Manuel & Feliciano Ferro E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70  
Thermal CA 92274  
City State ZIP

Daytime Phone No: ( 760 ) 296-0624 Fax No: (      )           

Engineer/Representative's Name: Robert J. Mainiero, P.E. E-Mail: psbob596@aol.com

Mailing Address: P.O. Box 2410  
Palm Springs CA 92263  
City State ZIP

Daytime Phone No: ( 760 ) 413-7127 Fax No: ( 760 ) 992-0702

Property Owner's Name: Manuel & Feliciano Ferro E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70  
Thermal CA 92274  
City State ZIP

Daytime Phone No: ( 760 ) 296-0624 Fax No: (      )           

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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"

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The 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.

Manuel & Feliciano Ferro

PRINTED NAME OF APPLICANT

*x Manuel & Feliciano Ferro*  
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.

Manuel Ferro

PRINTED NAME OF PROPERTY OWNER(S)

*x Manuel Ferro*  
SIGNATURE OF PROPERTY OWNER(S)

Feliciano Ferro

PRINTED NAME OF PROPERTY OWNER(S)

*Feliciano Ferro*  
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.

☐ See attached sheet(s) for other property owner's signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 749-190-010

Section: 26 Township: 7 South Range: 8 East

Approximate Gross Acreage: 8.5 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of \_\_\_\_\_, South of  
Avenue 70, East of \_\_\_\_\_, West of Pierce Street

Thomas Brothers map, edition year, page number, and coordinates: (2007) 5652 B2

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

To subdivide 8.5 acres into three parcels-two additional parcels for use by family members

SCHEDULE H

Related cases filed in conjunction with this request:

General Plan Amendment  
Change of Zone

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). Parcel Map No. 15150 (Parcel Map, Zone Change, etc.)

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 a copy: \_\_\_\_\_

Is water service available at the project site: Yes ☐ No ☒

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) More than

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) More than

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: NONE

Estimated amount of fill = cubic yards NONE

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

---

Does the project need to import or export dirt? Yes ☐ No ☒

Import N/A Export N/A Neither N/A

What is the anticipated source/destination of the import/export?

N/A

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☒ No ☐

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☐ Pay Quimby fees ☒ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the subdivision exceed more than one acre in area? Yes ☒ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River ☐ Santa Margarita River ☒ Whitewater River

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

### 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) x *Manuel Turro* Date *11-23-16*

Owner/Representative (2) x *Belisario Turro* Date *11-23-16*



County of Riverside  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

**ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION**  
**TENTATIVE MAP PRELIMINARY CLEARANCE**  
(SAN-53)

DATE: 2/16/2016 PARCELS / LOTS: 3  
TRACT / PARCEL MAP NO.: PM36990 ZONING: A-1-10 (existing), R-A-2 (proposed)  
APN: 749-190-010 MAP SCHEDULE: H

AT THIS TIME, CEN DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

**1. DOMESTIC WATER:**

☐ THE \_\_\_\_\_ WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED See details in notes.

☐ ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE \_\_\_\_\_ WATER COMPANY.

☐ NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.  
(SCHEDULE C, D, E, F, G)

\* INDIVIDUAL WELL(S) Onsite wells serving State Small Water System(s) required on parcels with 5-14 service connections

**2. DOMESTIC SEWAGE DISPOSAL:**

☐ CONNECTION TO \_\_\_\_\_ SEWER SYSTEM AS PER LETTER DATED \_\_\_\_\_

\* ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, 544-15256  
DATED December 2, 2015 HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. **PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED. ADDITIONAL SOILS TESTING REQUIRED AT TIME OF BUILDING.**

**ADDITIONAL REQUIREMENTS/ NOTES**

C-42 certifications of existing septic systems required. Proposed septic systems and well locations must be shown on exhibits. Size of septic systems to be restricted due to poor percolation rates.

  
ENVIRONMENTAL HEALTH SPECIALIST

Received by: E-mailed to Lydia Shinohara  
paceng@gmail.com



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 05, 2020,

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

APN (s) or case numbers CZ07927 / GPA01214 / PM36990 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

**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. 1214, CHANGE OF ZONE NO. 7927, and TENTATIVE PARCEL MAP NO. 36990 – Intent to Adopt a Negative Declaration – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Lands (IND) – Location: Southerly of 70<sup>th</sup> Avenue, westerly of Pierce Street, and easterly of Dennington Court – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) – REQUEST:** General Plan Amendment No. 1214 (Entitlement/Policy Amendment) proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. Change of Zone No. 7927 proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. Tentative Parcel Map No. 36990 proposes a Schedule “H” subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 17, 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 Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@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.

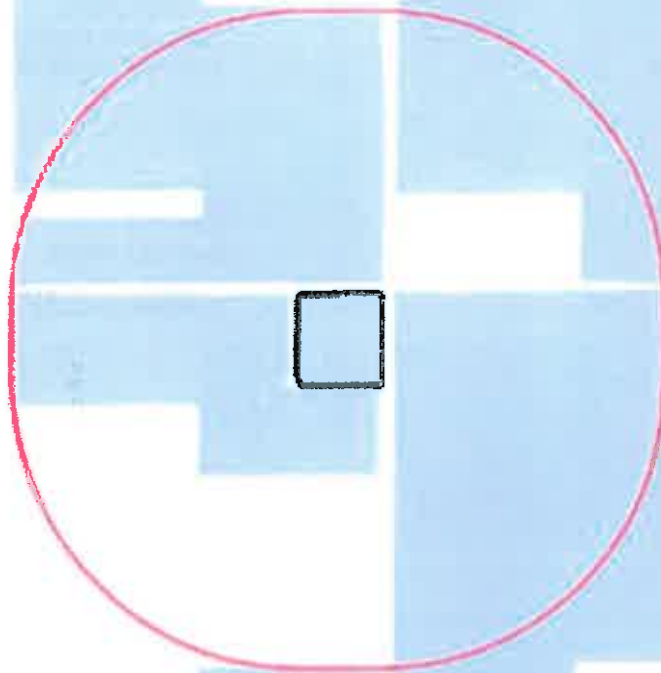
Please send all written correspondence to: Riverside County Planning Department  
Attn: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409






# Riverside County GIS Mailing Labels

CZ07927 / GPA01214 / PM36990

( 2400 feet buffer )



## Legend

-  County Boundary
-  Cities
-  World Street Map

## Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 5/5/2020 3:23:40 PM

© Riverside County RCIT

749090010  
DOROTHY F. SHORT  
37 CLEAR VISTA DR  
ROLLING HILLS EST CA 90274

749090042  
AILEEN D K DORIA  
5175 WALLABY ST  
YUCCA VALLEY CA 92284

749090047  
USA 749  
P O BOX 2245  
PALM SPRINGS CA 92262

749140004  
3M PROP INV CO  
1515 LOWER PASEO LA CREST  
PLS VRDS EST CA 90274

749140005  
SCOTT LYNN LAWSON  
88740 AVENUE 70TH  
THERMAL CA 92274

749140006  
SANTOS BARAJAS  
P O BOX 1348  
THERMAL CA 92274

749140007  
SCOTT LAWSON  
88740 AVENUE 70  
THERMAL CA 92274

749140008  
USA BLM  
88740 AVENUE 70  
THERMAL CA 92274

749140018  
ELVIA CASTRO  
P O BOX 5308  
LA QUINTA CA 92248

749140019  
LETICIA VARGAS  
48401 RAINBOW BRIDGE PL  
INDIO CA 92201

749190003  
USA 749  
88725 AVENUE 70  
THERMAL CA 92274

749190009  
SANTIAGO D. MARTINEZ  
88731 AVENUE 70  
THERMAL CA 92274

749190010  
MANUEL FERRO  
88855 AVENUE 70  
THERMAL CA 92274

749190011  
SERGIO RUIZ  
P O BOX 912  
MECCA CA 92254

749190012  
ROGELIO RUIZ MAGANA  
P O BOX 422  
MECCA CA 92254

749210013  
MING HUEI LEE  
43851 OLD HARBOUR  
BERMUDA DUNES CA 92201

749220001  
GOLDEN POND FISHERY INC  
3972 BARRANCA PKY NO J286  
IRVINE CA 92606

749230005  
LIN MING TANG  
3357 LOTUS AVE  
HACIENDA HEIGHTS CA 91745

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

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, CA, 92607-7821



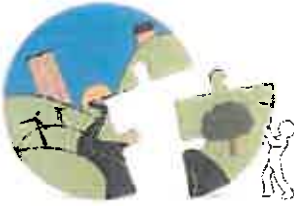


749190012  
ROGELIO RUIZ MAGANA  
P O BOX 422  
MECCA CA 92254

749210013  
MING HUEI LEE  
43851 OLD HARBOUR  
BERMUDA DUNES CA 92201

749220001  
GOLDEN POND FISHERY INC  
3972 BARRANCA PKY NO J286  
IRVINE CA 92606

749230005  
LIN MING TANG  
3357 LOTUS AVE  
HACIENDA HEIGHTS CA 91745



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

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

☒ 77588 El Duna Ct Ste. H  
Palm Desert, California 92211

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

GPA 1214 / CZ 7927 / PM36990 / EA 42976

*Project Title/Case Numbers*

Jay Olivas, Project Planner  
*County Contact Person*

(760) 863-8271  
*Phone Number*

N/A

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

Feliciano Ferro  
*Project Applicant*

88855 Avenue 70 Thermal, CA 92274  
*Address*

South of 70<sup>th</sup> Avenue, west of Pierce Street, and east of Dennington Court  
*Project Location*

GPA 1214 proposes to amend the General Plan from IND to RC-VLDR, CZ 7927 proposes to amend the zoning classification for the subject property from A-1-10 to R-A, TPM36990 proposes to subdivide 8.5 acres into 3-parcels with existing 12-unit employee housing park with separate primary dwelling unit.  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 17, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct, Palm Desert, CA 92211.

*Signature*

Project Planner

*Title*

*Date*

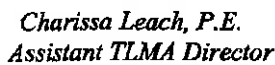
Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 05/05/2020

Y:\Planning Case Files-Riverside office\PM36990\DH-PC-BOS Hearings\DH-PC\PM36990 NOD.docx

Please charge deposit fee case#: ZEA42976 ZCFG06346

FOR COUNTY CLERK'S USE ONLY



## NEGATIVE DECLARATION

**FOR COUNTY CLERK'S USE ONLY**

INVOICE (PLAN-CFG06346)  
FOR RIVERSIDE COUNTY

**BILLING CONTACT**

Manuel Ferro

P O Box 1450

Coachella, Ca 92236

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06346	12/01/2016	12/01/2016	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06346	0452 - CF&G TRUST: RECORD FEES	\$50.00
88855 Avenue 70 Thermal, SUB TOTAL		\$50.00

**TOTAL** **\$50.00**

**Please Remit Payment To:**

County of Riverside  
P.O. Box 1605  
Riverside, CA 92502

**Credit Card Payments By Phone:**

760-863-7735

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

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

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

NO.	REVISIONS	APPROVED	DATE

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE  
 PARCEL MAP NO. 36990**

GENERAL PLAN AMENDMENT NO. 01214  
 CHANGE OF ZONE NO. 07927  
 ENVIRONMENTAL ASSESSMENT NO. 40576  
 CALIFORNIA FISH & GAME NO. 06046

BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER, OF SECTION 34,  
 TOWNSHIP 7 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASIN AND MESA  
 INCLUDING ALL CONTIGUOUS OWNERSHIP

MAY 2020  
 SCHEDULE H

**OWNERS/APPLICANTS**  
 MANUEL PERRO AND FELICIANA PERRO, HUSB. & WIFE  
 3800 ANCHOR RD.  
 THERMAL, CA 92574  
 (760) 290-0824

**ENGINEER**  
 ROBERT A. MANDRO, P.E.  
 P.O. BOX 2410  
 PALM SPRING, CALIFORNIA 92262  
 TELEPHONE (760) 453-7127 FAX (760) 992-0702  
 ROBERT A. MANDRO, RCE 20008

**GENERAL NOTES**

EXISTING LAND USE ... RESIDENTIAL—EXISTING EMPLOYEE HOUSING MOBILHOME PARK / VACANT  
 PROPOSED LAND USE ... SAME  
 EXISTING GENERAL PLAN ... AS AGRICULTURE (TOWNE-MARTINEZ TRAIL LANDS)  
 PROPOSED GENERAL PLAN ... 30-YEAR RURAL COMMUNITY-VERY LOW DENSITY RESIDENTIAL  
 EXISTING ZONING ... A-1-10 LIGHT AGRICULTURE 10-ACRE MINIMUM  
 PROPOSED ZONING ... A-1 RESIDENTIAL AGRICULTURE  
 PROPOSED SEWAGE DISPOSAL SYSTEM ... ON SITE  
 ZONE A PER FEMA FLOODPLAIN AND FLOODING DEMONSTRATION  
 COMMUNITY PANEL NUMBER CROSS ROAD 8—ADJUST 30, 2008  
 NO BASE FLOOD ELEVATION DETERMINED  
 COUNTY SERVICE AREAS ... NO. 100 STREET LIGHTING AND  
 NO. 100 CV MONITORING & VECTOR CONTROL  
 GROSS ACREAGE ... 6.54 ACRES  
 NET ACREAGE ... 6.50 ACRES  
 TOPOGRAPHIC MAPPING ... USGS  
 THOMAS BROS. MAP (2007 EDITION) ... PARK DRIVE 8/2  
 LIQUIDATION POTENTIAL ... MODERATE  
 ADJUST PERIOD SPECIAL STUDIES ZONE: PROJECT NOT  
 LOCATED IN A ADJUST PERIOD SPECIAL STUDIES ZONE  
 NOT IN A SPECIFIC PLAN

**APN**  
 749-190-010

**LEGAL DESCRIPTION**

PARCEL 3, TOGETHER WITH LOTS 9 AND 10, INCLUDING OF PARCEL MAP NO. 19100 ON  
 FILE ON BOOK 65 PAGES 83 AND 84 OF PARCEL MAPS, RECORDS OF RIVERSIDE  
 COUNTY, CALIFORNIA.

**TILE DRAINS/OPEN CHANNELS**  
 NONE

**GRADING**

NO GRADING IS CURRENTLY PROPOSED

**SURROUNDING USES**

SEE AERIAL PHOTO

**ON-SITE STORMWATER (100-YEAR 24-HOUR)**

WASTEWATER  
 CAPACITY OF RETENTION ... 1.50 A.F.

**RELOCATION OF EXISTING MOBILHOME UNITS**

EXISTING MOBILHOME UNITS 1 THROUGH 4 WILL NEED TO BE RELOCATED TO ACHIEVE  
 THE REQUIREMENTS OF COUNTY ROAD STANDARD NO. 102 ON AVENUE 70

**EXISTING SEPTIC SYSTEMS**

EXISTING SEPTIC SYSTEMS WERE COVERED BY MANHOLE PUMPS ON FEBRUARY 1, 2017,  
 AND ARE SHOWN AS LOCATED. ALL PIPE IS 4" DIA. ALL TANKS ARE 1000 GALLON  
 FRESHWATER SUPPLY EXCEPT THE MAIN UNIT WHICH IS 1500 GALLONS

**UTILITIES**

WATER	ON-SITE PRIVATE WELLS (ONE WELL PER PARCEL)	
SEWER	ON-SITE SEWAGE DISPOSAL	
ELECTRIC	IMPRESA, BURNHAM DISTRICT	(760)290-0804
TELEPHONE	VERIZON TELEPHONE COMPANY	(760)293-1321
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(800)427-2000
CABLE TV	TIME WARNER CABLE	(760)340-1312
SCHOOL DISTRICT	COACHELLA VALLEY SCHOOL DISTRICT	(760)290-0137

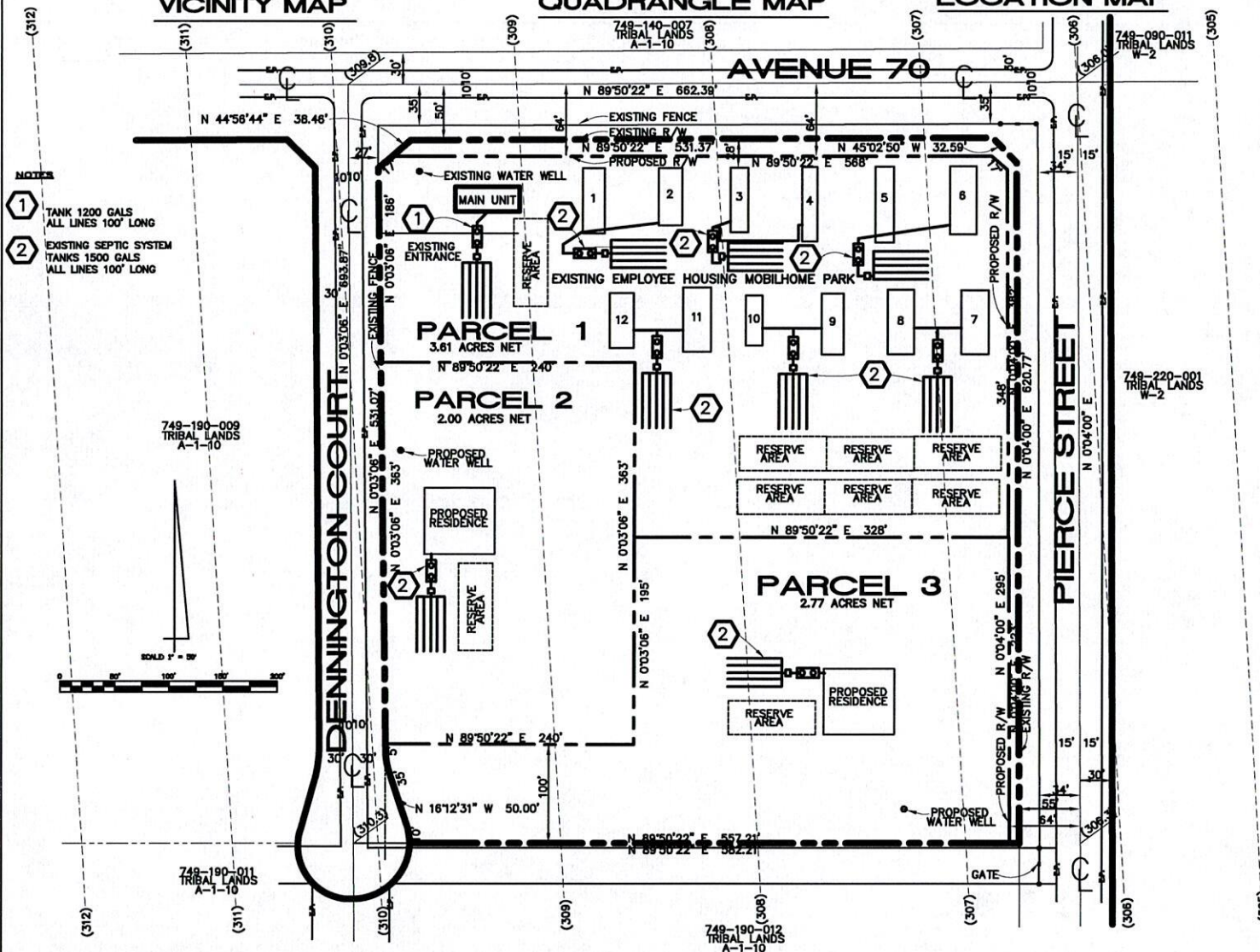
**LEGEND**

(306.0) ACTUAL EXISTING ELEVATION + 500

**VICINITY MAP**

**QUADRANGLE MAP**

**LOCATION MAP**



**NOTES**

- 1 TANK 1200 GALS  
ALL LINES 100' LONG
- 2 EXISTING SEPTIC SYSTEM  
TANKS 1500 GALS  
ALL LINES 100' LONG





**mediagroup**

PART OF THE USA TODAY NETWORK

PO Box 23430  
Green Bay, WI 54305-3430  
Tel: 760-778-4578 / Fax 760-778-4731  
Email: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

**PROOF OF  
PUBLICATION**

**STATE OF CALIFORNIA SS.  
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.  
4080 LEMON ST

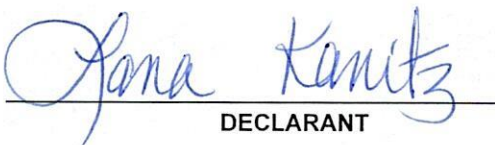
RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

07/24/2020

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 24th of July 2020 in Green Bay, WI, County of Brown.

  
**DECLARANT**

**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 EASTERN COACHELLA VALLEY AREA PLAN, FOURTH 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, August 04, 2020 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Department's recommended approval on General Plan Amendment No. 1214 (Entitlement/Policy Amendment), which proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. Change of Zone No. 7927, which proposes to amend the zoning classification from Light Agriculture - 10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. Tentative Parcel Map No. 36990, which proposes a Schedule H subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property. This project is south-

**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 EASTERN COACHELLA VALLEY AREA PLAN, FOURTH 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, August 04, 2020 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Department's recommended approval on General Plan Amendment No. 1214 (Entitlement/Policy Amendment), which proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. Change of Zone No. 7927, which proposes to amend the zoning classification from Light Agriculture - 10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. Tentative Parcel Map No. 36990, which proposes a Schedule H subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property. This project is southerly of 70th Avenue, westerly of Pierce Street, and easterly of Dennington Court of Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors tentatively approve the project and adopt a Negative Declaration for Environmental Assessment No. 42976.

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 JAY OLIVAS, URBAN REGIONAL PLANNER, AT (760)-863-7050 OR EMAIL [JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@RIVCO.ORG).

**Dated:** 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:** July 15, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumagauw, Board Assistant

**Pub:** 7/24/2020

Ad#:0004286381

P O : NOH - GPA 1214, CZ 7927, and TPM 36990

**This is not an invoice**

# of Affidavits: 1

RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS

TUMA - Planning  
Item 21.3 of 8/4/20





**SOUTHERN  
CALIFORNIA**  
NEWS GROUP

CALL (951) 368-9222  
EMAIL [legals@pe.com](mailto:legals@pe.com)

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
7/24/20	0011399524		PE Riverside	4 x 100 Li	520.00
<p>Invoice text: NOH - GPA 1214, CZ 7927, and TPM 36990</p>					
					<p><i>TLMA - Planning Item 21.3 of 8/4/20</i></p>
Placed by: Hannah Lumanauw					<p><b>BALANCE DUE</b> 520.00</p>
<b>Legal Advertising Memo Invoice</b>					
<b>SALES/CONTACT INFORMATION</b>		<b>ADVERTISER INFORMATION</b>			
Nick Eller 951-368-9229	BILLING DATE 07/24/2020	BILLED ACCOUNT NUMBER 5209148	ADVERTISER/CLIENT NUMBER 5209148	ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS	



**SOUTHERN  
CALIFORNIA**  
NEWS GROUP

**THE PRESS-ENTERPRISE**

**Legal Advertising Memo Invoice**

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
07/24/2020	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
520.00	0011399524	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 8012  
Willoughby, OH 44096-8012



# 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

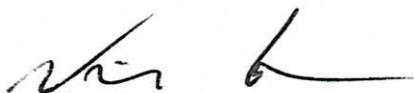
Ad Desc.: NOH - GPA 1214, CZ 7927, and TPM 36990 /

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:

07/24/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: July 24, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011399524-01

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 EASTERN COACHELLA VALLEY AREA PLAN, FOURTH 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, August 04, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1214** (Entitlement/Policy Amendment), which proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. **Change of Zone No. 7927**, which proposes to amend the zoning classification from Light Agriculture - 10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. **Tentative Parcel Map No. 36990**, which proposes a Schedule H subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property. This project is southerly of 70th Avenue, westerly of Pierce Street, and easterly of Dennington Court of Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors tentatively approve the project and adopt a Negative Declaration for Environmental Assessment No. 42976.

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 JAY OLIVAS, URBAN REGIONAL PLANNER, AT (760)-863-7050 OR EMAIL JOLIVAS@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: July 15, 2020      Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
Press-Enterprise: 7/24



**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 EASTERN COACHELLA VALLEY AREA PLAN, FOURTH 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, August 04, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1214** (Entitlement/Policy Amendment), which proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. **Change of Zone No. 7927**, which proposes to amend the zoning classification from Light Agriculture – 10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. **Tentative Parcel Map No. 36990**, which proposes a Schedule H subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property. This project is southerly of 70<sup>th</sup> Avenue, westerly of Pierce Street, and easterly of Dennington Court of Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors tentatively approve the project and adopt a Negative Declaration for Environmental Assessment No. 42976.

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 JAY OLIVAS, URBAN REGIONAL PLANNER, AT (760)-863-7050 OR EMAIL [JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@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: July 15, 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

July 15, 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 1214, CZ 7927, and TPM 36990

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, July 24, 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



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

July 15, 2020

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)  
FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: GPA 1214, CZ 7927, and TPM 36990

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, July 24, 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 July 23, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

GPA 1214, CZ 7927, and TPM 36990

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:** August 04, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: July 23, 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 July 23, 2020, I mailed a copy of  
the following document:

## NOTICE OF PUBLIC HEARING

GPA 1214, CZ 7927, and TPM 36990

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:** August 04, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw      DATE: July 23, 2020  
Hannah Lumanauw

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



**ITEM:**

(ID # 13041)

**MEETING DATE:**

Tuesday, August 04, 2020

**FROM : TLMA-PLANNING:**

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GPA No. 1214, CZ No. 7927, and PM36990 – Adoption of a Negative Declaration – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Lands (IND) – Location: Southerly of 70th Avenue, westerly of Pierce Street, and easterly of Dennington Court – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) – REQUEST: General Plan Amendment No. 1214 (Entitlement/Policy Amendment) proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. Change of Zone No. 7927 proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. Tentative Parcel Map No. 36990 proposes a Schedule H subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property. [Applicant Fees 100%]

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

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42976**, based on the findings incorporated in the initial study, included herein, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE** **GENERAL PLAN AMENDMENT NO. 1214 (ENTITLEMENT/POLICY AMENDMENT)**, to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), totaling 8.5 gross acres to Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum), in accordance with Exhibit #6 attached hereto, subject to final adoption of the General Plan Cycle Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE** **CHANGE OF ZONE NO. 7927**, changing the project site's Zoning Classification that is currently zoned Light Agriculture-10 Acre Minimum (A-1-10) to Residential Agriculture (R-A), in accordance with Exhibit #3 attached hereto, based upon the findings and



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

conclusions incorporated in the staff report, and subject to final adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE PARCEL MAP NO. 36990**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to final adoption of the General Plan Cycle Resolution and the zoning ordinance by the Board of Supervisors.

**ACTION:**

---

**MINUTES OF THE BOARD OF SUPERVISORS**

**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>	2020

**C.E.O. RECOMMENDATION:** [CEO use]

**BACKGROUND:**

**Summary**

**The Project**

General Plan Amendment No. 1214 (Entitlement/Policy Amendment) proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site.

General Plan Amendment No. 1214 (Entitlement/Policy Amendment) modifies private fee land currently identified by GIS as Indian Lands (IND) on the Eastern Coachella Valley Plan within the Torres Martinez Desert Cahuilla Indians Reservation. IND lands currently have no existing Foundation Component or land use designation. In order to place a Foundation Component and land use designation on the 8.5 acre property, an Entitlement Amendment is required through GPA No. 1214. An Entitlement Amendment is only needed because there was never a Foundation Component or Land Use Designation. Additionally, since there was never a Foundation Component on the land, adding one would not be bound by the 8-year Foundation Component cycle.

Change of Zone No. 7927 proposes to amend the zoning classification from Light Agriculture-10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site.

Tentative Parcel Map No. 36990 proposes a Schedule H subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property.

**Project History**

The 8.5 gross acre project site was previously approved under BMK000006 in 2000 for an employee housing mobile home park with 12-units and separate main dwelling unit which remain on the subject site. The owner/applicant wishes to subdivide 8.5 acres in three (3) parcels for future single-family dwellings or employee housing units on vacant parcels that



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

would be created under the proposed tentative map, along with General Plan Amendment and Zone Change to accommodate the proposed tentative parcel map lot sizes.

Also, based on deed research, the land owner is not member of the Torres Martinez Desert Cahuilla Indians tribe and the land is considered private fee land which can be modified for private development purposes within the Torres Martinez Desert Cahuilla Indians Reservation boundaries with County development applications.

*SB 18 Tribal Consultation*

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On January 19, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes have 90 days in which to request consultation regarding the proposed project. No consultation requests were received by July 20, 2017, the end of the 90-day noticing period.

*AB 52 Tribal Consultation*

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 13, 2017. No request for consultation was received. Condition of approval (COA) 60. PLANNING 4 requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

The project was previously scheduled for the May 15, 2019 Planning Commission hearing, but was continued off-calendar due to lack of consensus on recommended zoning and general plan designations between staff and the applicant at that time, and not meeting proposed zoning development standards that could be supported in the draft staff report.

Planning Commission Revisions and Action

The Project, proposed by Manuel and Feliciano Ferro, was heard by the Planning Commission on June 17, 2020. Planning staff presented a brief Power point presentation about the project. The land divider's representative provided introductory testimony about the proposed project. No members of the public provided testimony including based on the advertising to the public in the Press Enterprise Newspaper and noticing within 2,400-foot radius to surrounding land owners.

At the hearing on June 17, 2020, a Planning Commission Memorandum on the morning of the hearing was provided by staff to the Commissioners as amendment to the final staff report package consisting of minor text amendments to Pages 1 and 8 of the staff report. These minor edits consisted of deletion of amended map reference on Page 1 and expanded finding regarding changes in land ownership to private fee land on Page 8.

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

Based on staff's presentation, the Planning Commission Memorandum, discussion from the Commission, the Commission recommended project approval to the Board of Supervisors.

**Impact on Residents and Businesses**

All potential impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**ATTACHMENTS:**

- A. Planning Commission Minutes
- B. Planning Commission Memo
- C. Planning Commission Staff Report
- D. Tentative Parcel Map No. 36990

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 05, 2020,

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

APN (s) or case numbers CZ07927 / GPA01214 / PM36990 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

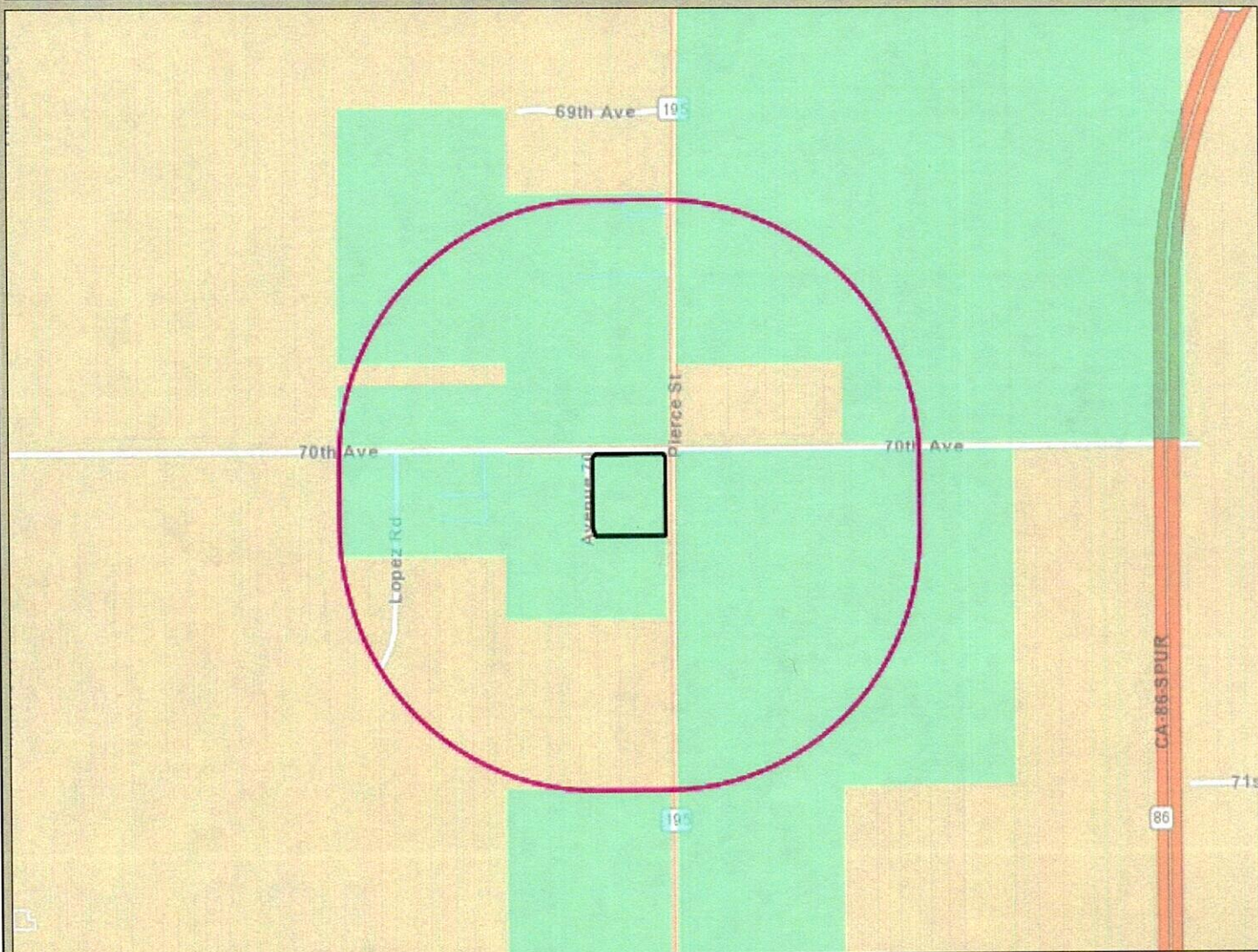
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158



# Riverside County GIS Mailing Labels

CZ07927 / GPA01214 / PM36990

( 2400 feet buffer )



## Legend

- County Boundary
- Cities
- World Street Map

## Notes



0 1,505 3,009 Feet



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

REPORT PRINTED ON... 5/5/2020 3:23:40 PM

© Riverside County RCIT



749090010  
DOROTHY F. SHORT  
37 CLEAR VISTA DR  
ROLLING HILLS EST CA 90274

749090042  
AILEEN D K DORIA  
5175 WALLABY ST  
YUCCA VALLEY CA 92284

749090047  
USA 749  
P O BOX 2245  
PALM SPRINGS CA 92262

749140004  
3M PROP INV CO  
1515 LOWER PASEO LA CREST  
PLS VRDS EST CA 90274

749140005  
SCOTT LYNN LAWSON  
88740 AVENUE 70TH  
THERMAL CA 92274

749140006  
SANTOS BARAJAS  
P O BOX 1348  
THERMAL CA 92274

749140007  
SCOTT LAWSON  
88740 AVENUE 70  
THERMAL CA 92274

749140008  
USA BLM  
88740 AVENUE 70  
THERMAL CA 92274

749140018  
ELVIA CASTRO  
P O BOX 5308  
LA QUINTA CA 92248

749140019  
LETICIA VARGAS  
48401 RAINBOW BRIDGE PL  
INDIO CA 92201

749190003  
USA 749  
88725 AVENUE 70  
THERMAL CA 92274

749190009  
SANTIAGO D. MARTINEZ  
88731 AVENUE 70  
THERMAL CA 92274

749190010  
MANUEL FERRO  
88855 AVENUE 70  
THERMAL CA 92274

749190011  
SERGIO RUIZ  
P O BOX 912  
MECCA CA 92254



Étiquettes faciles à peeler  
Utilisez la gabarit AVERY® 5162®

Sens de



Repliez à la hachure afin de  
révéler le code de destination

www.avery.com  
1-800-GO-AVERY

749190012  
ROGELIO RUIZ MAGANA  
P O BOX 422  
MECCA CA 92254

749210013  
MING HUEI LEE  
43851 OLD HARBOUR  
BERMUDA DUNES CA 92201

749220001  
GOLDEN POND FISHERY INC  
3972 BARRANCA PKY NO J286  
IRVINE CA 92606

749230005  
LIN MING TANG  
3357 LOTUS AVE  
HACIENDA HEIGHTS CA 91745

Easy Peel® Labels  
Use Avery® Template 5162®

Feed Paper



Bend along line to  
expose Pop-up Edge™



AVERY® 5162®





REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

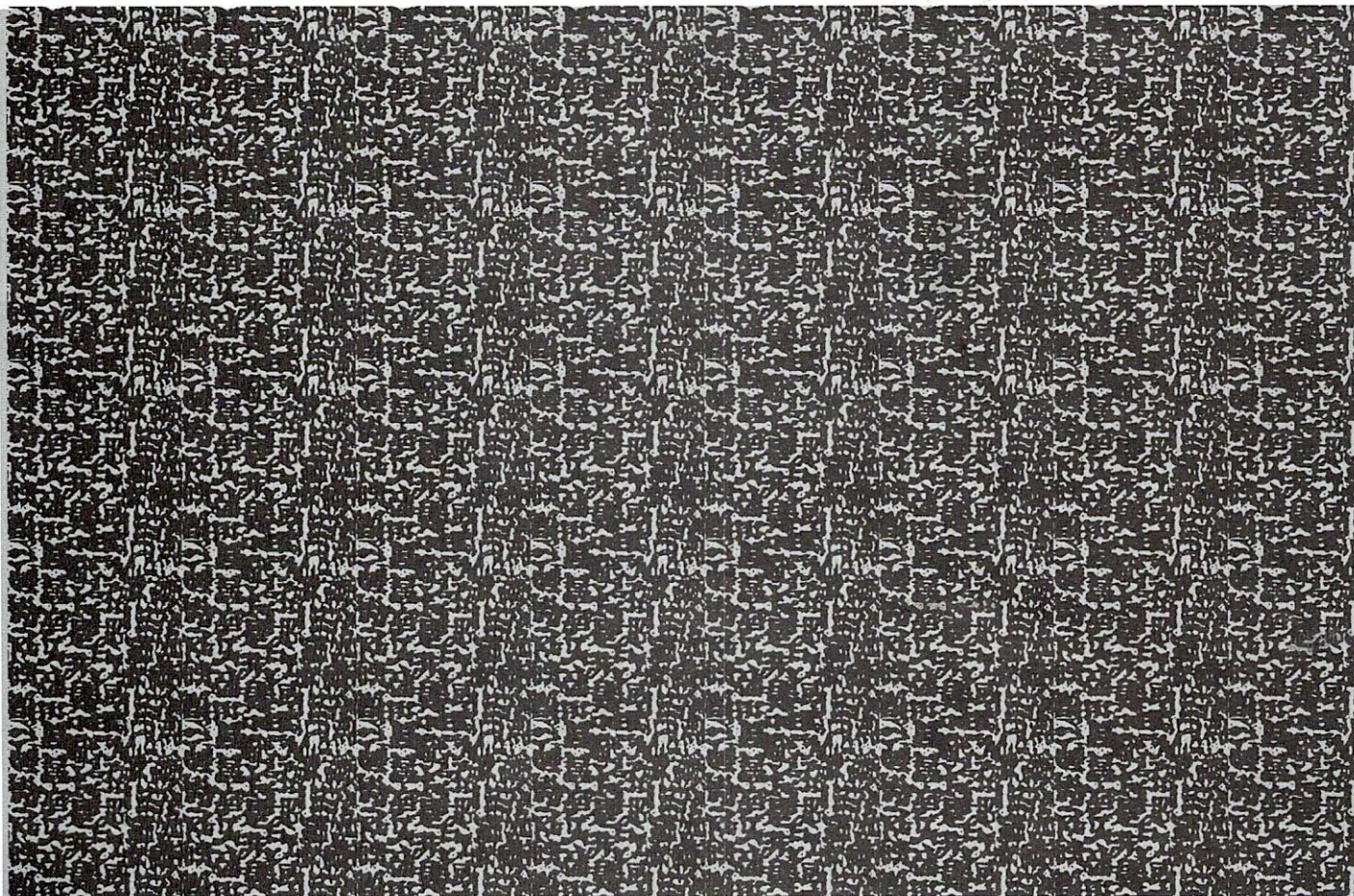
B  
B

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

::  
::

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

# **PUBLIC HEARING NOTICE** *This may affect your property*

PRESORTED  
FIRST CLASS



U.S. POSTAGE PITNEY BOWES



ZIP 92504 \$ 000.43<sup>9</sup>  
02 4W  
0000348270 JUL 24 2020

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

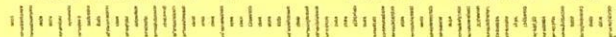
2020 AUG -4 PM 2:19

749230005  
LIN MING TANG  
3357 LOTUS AVE  
HACIENDA HEIGHTS CA 91745

NIXIE 911 DE 1260 0008/02/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 92502114747 \*2252-01257-02-14



VAC

FV37-SMB 91745



**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 EASTERN COACHELLA VALLEY AREA PLAN, FOURTH 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, August 04, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1214** (Entitlement/Policy Amendment), which proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. **Change of Zone No. 7927**, which proposes to amend the zoning classification from Light Agriculture – 10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. **Tentative Parcel Map No. 36990**, which proposes a Schedule H subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property. This project is southerly of 70<sup>th</sup> Avenue, westerly of Pierce Street, and easterly of Dennington Court of Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors tentatively approve the project and adopt a Negative Declaration for Environmental Assessment No. 42976.

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 JAY OLIVAS, URBAN REGIONAL PLANNER, AT (760)-863-7050 OR EMAIL [JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@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.

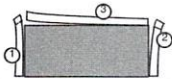
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

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: July 15, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

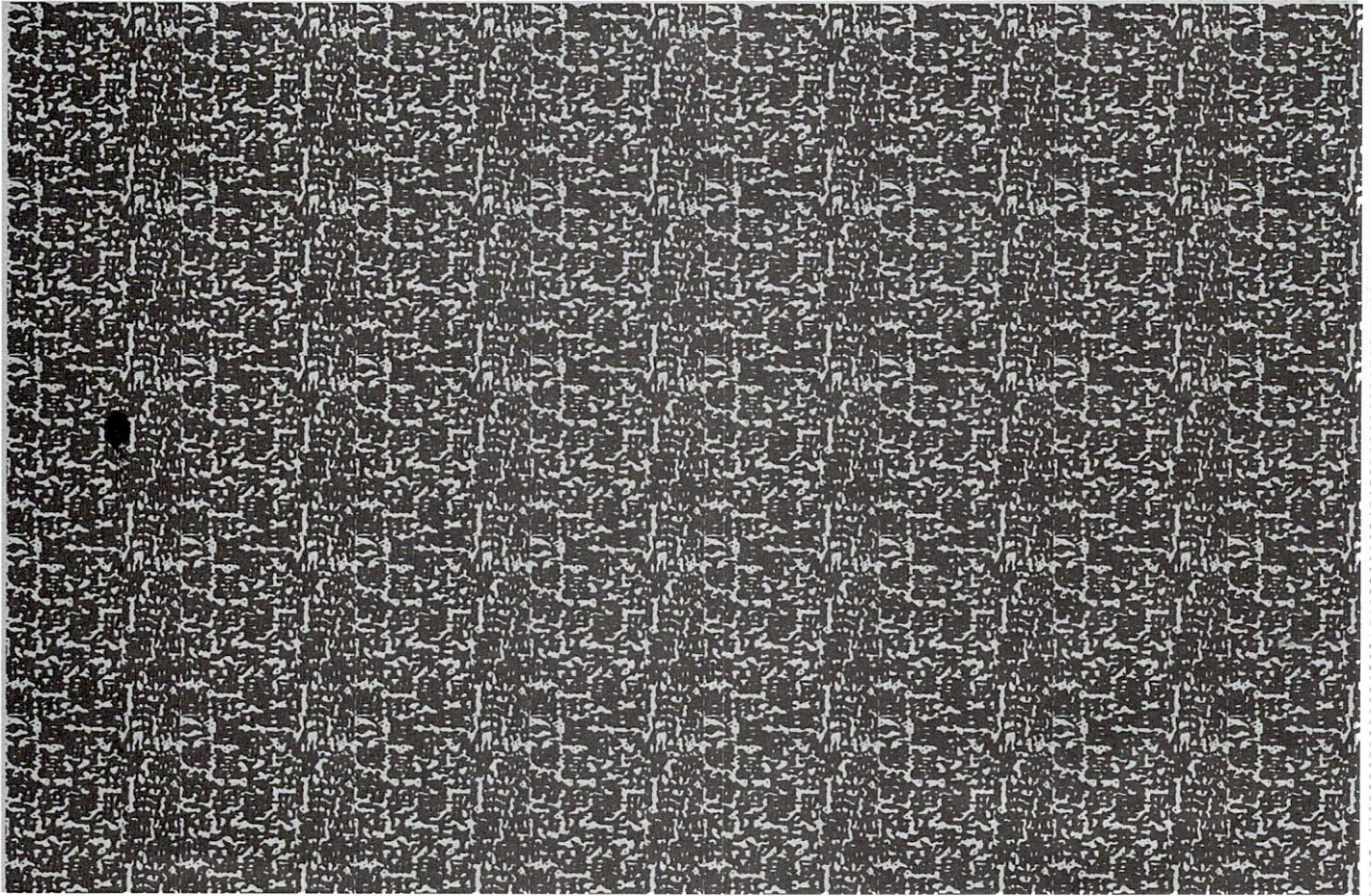




REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

# **PUBLIC HEARING NOTICE** *This may affect your property*



U.S. POSTAGE PITNEY BOWES



ZIP 92504 \$ 000.43<sup>9</sup>  
02 4W  
0000348270 JUL 24 2020

ATTEMPTED UNKNOWN  
NO SUCH NUMBER  
FORWARD EXPIRED  
ROUTE# INITIALS



ATTEMPTED UNKNOWN  
NO SUCH NUMBER  
FORWARD EXPIRED  
ROUTE# INITIALS

749220001  
GOLDEN POND FISHERY INC  
3972 BARRANCA PKY NO J286  
IRVINE CA 92606

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 AUG 18 AM 10:13

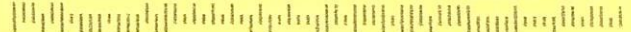
NIXIE 911 DE 1 0008/15/20

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

NSN

BC: 92502114747 \*0508-09233-29-46

92502114747





**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 EASTERN COACHELLA VALLEY AREA PLAN, FOURTH 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, August 04, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1214** (Entitlement/Policy Amendment), which proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. **Change of Zone No. 7927**, which proposes to amend the zoning classification from Light Agriculture – 10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. **Tentative Parcel Map No. 36990**, which proposes a Schedule H subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property. This project is southerly of 70<sup>th</sup> Avenue, westerly of Pierce Street, and easterly of Dennington Court of Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors tentatively approve the project and adopt a Negative Declaration for Environmental Assessment No. 42976.

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 JAY OLIVAS, URBAN REGIONAL PLANNER, AT (760)-863-7050 OR EMAIL [JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@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: July 15, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant