

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



ITEM: 21.1
(ID # 13295)

MEETING DATE:

Tuesday, September 22, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON AGRICULTURAL PRESERVE CASE NO. 1071, RESOLUTION NO. 2020-022 DIMINISHING THE WOODCREST AGRICULTURAL PRESERVE NO. 1, CHANGE OF ZONE NO. 7954, TENTATIVE PARCEL MAP NO. 37340, and NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43076 – Applicant: Shozo and Ming Nozawa – Engineer/Representative: Guan Wang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) – Location: northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave – 2.27 Acres - Zoning: Light Agriculture (A-1-10) - REQUEST: Change of Zone No. 7954 proposes to amend the zoning classification for the subject property from Light Agriculture 10-acre minimum (A-1-10) to Light Agriculture 1-acre minimum (A-1-1). Tentative Parcel Map No. 37340 proposes to subdivide one parcel of approximately 2.27 acres into 2 single-family residential lots. The lots range in size from 1.08 to 1.18 gross acres. The Agricultural Preserve Case No. 1071 proposes to diminish 2.27 gross acres of the Woodcrest Agricultural Preserve No. 1. – APN: 280-060-003. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43076**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

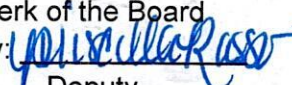
ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt 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: September 22, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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STATE OF CALIFORNIA**

2. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7954** amending the zoning classification for the subject property from Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 1-acre minimum (A-1-1) in accordance with the Change of Zone Exhibit No. 3, subject to adoption of the zoning ordinance by the Board of Supervisors and final cancellation of the Land Conservation Contract, and based upon the findings and conclusions incorporated in the staff report;

3. **TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1071**, a proposal as depicted on Map No. 1056 to diminish the Woodcrest Agricultural Preserve No. 1, Map No. 20, as amended through Map No. 1071, as recommended by the Comprehensive Agricultural Preserve Technical Advisory Committee on July 26, 2018, based on the findings and conclusions provided in the Comprehensive Agricultural Preserve Technical Advisory Report and, the findings and conclusions provided herein and in Resolution No. 2020-022; and, issue a Certificate of Tentative Cancellation to cancel the Land Conservation Contract, subject to the conditions in Resolution No. 2020-022;

4. **ADOPT RESOLUTION NO. 2020-022** tentatively approving the diminishment of Woodcrest Agricultural Preserve No. 1, as shown on the Exhibit B map titled "Map No. 20, Woodcrest Agricultural Preserve No. 1, amended by Map No. 124, 357, 638, 648, 864, 946, and 1071", and issuing a Certificate of Cancellation to cancel the Land Conservation Contract, based upon the findings and conclusions incorporated in the resolution and staff reports;

5. **DIRECT** the Clerk of the Board to file and record Resolution No. 2020-022 as well as the corresponding exhibits with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation of the State of California, the Treasurer of Riverside County, and the Office of the Assessor of Riverside County; and

6. **APPROVE TENTATIVE PARCEL MAP NO. 37340**, subject to the attached advisory notification document and conditions of approval, subject to final approval of Change of Zone No. 7954 and cancellation of the Land Conservation Contract, and based upon the findings and conclusions incorporated into the staff report.

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: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

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

Summary

The project consists of Change of Zone No. 7954, Tentative Parcel Map No. 37340, and Agricultural Preserve Case No. 1071. The project site is approximately 2.27 acres and has a single family dwelling unit. The project site's General Plan land use designation is Rural Community: Very Low Density Residential and its zoning classification is Light Agriculture, 10 acre minimum. The project is located within the Lake Mathews/Woodcrest Area Plan boundary; generally east of Chicago Avenue, south of Gentian Avenue, west of Cecil Avenue, and north of Hibiscus Avenue.

Change of Zone No. 7954 (CZ07954) is a proposal to change the project site's zoning classification from Light Agriculture, 10 acre minimum (A-1-10) to Light Agriculture, 1 acre minimum (A-1-1). The proposed zoning classification is consistent with the project site's existing land use designation of Rural Community: Very Low Density Residential (RC:VLDR). RC:VLDR supports single family residences on large parcels of 1 to 2 acres.

Tentative Parcel Map No. 37340 (PM37340) is a proposal for a Schedule "H" subdivision to create two parcels. Parcel one is proposed at 1.18 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.08 gross acres and is currently vacant. The proposed lot sizes are consistent with the property site's existing land use designation and proposed zoning classification.

Agricultural Preserve Case No. 1071 (AG No. 1071) is a request to remove the project site from the Woodcrest Agricultural Preserve No. 1. The removal of these acres will leave approximately 10.18 acres within the Woodcrest Agricultural Preserve No. 1. The project site is subject to a land conservation contract. The exterior boundaries of the land to be diminished from Woodcrest Agricultural Preserve No. 1 are shown and described in the map and legal description attached to Resolution No. 2020-022.

Woodcrest Agricultural Preserve No. 1, which includes the project site, was established with the adoption of Map No. 20 on February 24, 1969 and originally consisted of 139.38 acres. The Woodcrest Agricultural Preserve No. 1 was subsequently amended by Maps Nos. 124, 357, 638, 648, 864, and 946 and currently consists of 12.51 acres.

The approval of Resolution No. 2020-022 will allow the property owner to move forward with the cancellation of the land use contract. Final approval of AG01071 will be brought back to the Board for approval once the Williamson Act Contract cancellation fee is paid. Recordation of the Final Parcel Map No. 37340 and final action of the Change of Zone shall not occur until the Williamson Act Contract cancellation fee is paid.

Land Conservation Contract

A land conservation ("Williamson Act") contract was executed in 1971 by the land owners at the time (Instrument No. 19298). However, subsequent land owners for the project site has filed a Notice of Non-renewal with the County of Riverside on February 7, 2018, which was recorded in

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July 31, 2018 (Instrument No. 2018-0307771). The Williamson Act contract will expire on December 31, 2027.

Alternative Land Use for AG01071

The proposed alternative land use is Tentative Parcel Map No. 37340, which proposes a Schedule "H" subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.18 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.08 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two.

Technical Advisory Committee

The Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) met on July 26, 2018, and evaluated AG No. 1071. The CAPTAC found the proposed diminishment "Acceptable", as it is consistent with the Land Conservation Act of 1965 and therefore recommends the Board of Supervisors grant the proposed diminishment.

General Plan Consistency

Approval of AG01071 and final cancellation of the Land Conservation Contract is required to allow development to occur pursuant to the property's existing General Plan Land Use Designation of RC:VLDR. RC:VLDR supports single family residential uses on 1 to 2 acre lots and limited agricultural uses. Intensive equestrian and animal keeping uses are expected and encouraged in this designation. The property's existing zoning classification of Light Agriculture, 10 acre minimum. CZ07954 will modify the minimum lot size requirement of 10-acres to 1-acre. Light Agriculture, 1-acre minimum allows uses and lot sizes that are consistent with RC:VLDR. PM37340 will create two parcels that are approximately 1 acre in size. The lot size is consistent with the existing land use designation and proposed zoning classification.

Environmental Analysis

An Initial Study ("IS") and a Negative Declaration have been prepared for this project as well as the proposed alternative land use of subdivision for the site in accordance with California Environmental Quality Act (CEQA). The IS and Negative Declaration represent the independent judgment of Riverside County. The IS and Negative Declaration were circulated for public review per State CEQA Guidelines Section 15105.

The Planning Commission considered the Project on November 20, 2019. After hearing public testimony the Planning Commission closed the public hearing and recommended approval of the project (vote of 5-0) to the Board of Supervisors.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Planning Commission Hearing.

Additional Fiscal Information

All fees are paid by the applicant. No General Fund dollars will be used.

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ATTACHMENTS:

- A. RESOLUTION NO. 2020-022**
- B. PLANNING COMMISSION MINUTES**
- C. PLANNING COMMISSION STAFF REPORT**
- D. COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE REPORT AND CANCELLATION VALUE LETTER (UPDATED VALUE)**
- E. CHANGE OF ZONE NO. 7954 EXHIBIT 3**



Jason Farin, Principal Management Analyst 9/15/2020



Gregory H. Priamos, Director County Counsel 8/27/2020

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: **STOP #1010**
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2020-0480271

10/07/2020 11:35 AM Fee: \$ 0.00

Page 1 of 15

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



001

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2020-22

Title of Document

**APPROVBING AGRICULTURAL PRESERVE CASE NO 1071
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND
DIMINISHMENT OF WOODCREST
AGRICULTURAL PRESERVE NO 1**

(TLMA-Planning Department ~ Item 21.1 of 09/22/2020)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

RESOLUTION NO. 2020-022

APPROVING AGRICULTURAL PRESERVE CASE NO. 1071

ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND

DIMINISHMENT OF WOODCREST

AGRICULTURAL PRESERVE NO. 1

(Government Code Section 51283.4)

WHEREAS, the Woodcrest Agricultural Preserve No. 1 was adopted in February 24, 1969 pursuant to Map No. 20 and originally consisted of 139.38 acres; and,

WHEREAS, the Woodcrest Agricultural Preserve No. 1. Map No. 20 was subsequently amended by Map Nos. 124, 357, 638, 648, 864, and 946 and currently consists of 12.51 acres; and,

WHEREAS, previous property owners Rolla L. Cook and Isabel M. Cook owned land that is currently identified with Assessor’s Parcel Numbers (APN) 280-060-003, 280-060-043, 280-060-042, 280-060-005, 280-060-006, and 280-060-008, an area of approximately 13.68 acres within the Woodcrest Agricultural Preserve No. 1, Map No. 124, entered into a Land Conservation Contract pursuant to the Land Conservation Act of 1965 (Government Code section 51200 et seq.) with the County of Riverside, which was recorded on February 26, 1971, as Instrument No. 19298, in the Office of the County Recorder of Riverside County, California, and took effect on January 1, 1971; and,

WHEREAS, the land identified as APN 280-060-003 (“Property”) is included in the Agricultural Preserve Case No. 1071 (“AG01071”) and is further described in Exhibit A for the Woodcrest Agricultural Preserve No. 1, Agricultural Preserve Map No. 1071, which is attached hereto and incorporated herein by reference; and,

WHEREAS, the total gross acreage of the Property is 2.27 gross acres; and,

WHEREAS, Ming Chin and Shozo Nozawa (“Property Owner”), the current owners of the Property, filed a Notice of Nonrenewal on February 7, 2018, which notice was recorded on July 31, 2018,

FORM APPROVED COUNTY COUNSEL
BY: *M.R.C.* MELISSA R. CUSHMAN
DATE: 8/18/2020

1 as Instrument No. 2018-0307771, in the Office of the County Recorder of Riverside County, California;
2 and,

3 **WHEREAS**, the Property Owner also petitioned to cancel the Land Conservation Contract for the
4 Property and to diminish the Woodcrest Agricultural Preserve No. 1, as amended through Map No. 946, by
5 removing the Property from the boundaries of the agricultural preserve; and,

6 **WHEREAS**, AG01071 will diminish the Woodcrest Agricultural Preserve No. 1 Map No. 20, as
7 amended through Map No. 946; and,

8 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Rules and
9 Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been
10 satisfied, including the preparation of a Negative Declaration for Environmental Assessment No. 43076;
11 and,

12 **WHEREAS**, the Property Owner has proposed, if the cancellation is approved, that the land will be
13 used for the following alternative use: 2 residential lots proposed by Tentative Parcel Map No. 37340
14 (“Project”); and

15 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section 51283.4
16 of the Government Code, has been determined and certified by the Board of Supervisors to be \$42,750.00;
17 and,

18 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of Supervisors
19 on September 22, 2020.

20 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
21 of the County of Riverside, State of California, in regular session assembled on September 22, 2020, that:

- 22 1. The above recitals are incorporated herein by this reference.
- 23 2. The subject parcels affected by the proposed diminishment are included under the Land
24 Conservation Contract.
- 25 3. Pursuant to the Notice of Nonrenewal submitted on February 7, 2018, the Land Conservation
26 Contract on the 2.27 gross acres will expire on December 31, 2027 (Government Code
27 section 51245 and Revenue and Taxation Code 426(c)).

- 1 4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total
2 of \$42,750.00.
- 3 5. The 2.27 gross acre portion of the 12.51 acres subject to the Land Conservation Contract is
4 located northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and
5 westerly of Cecil Ave., in the Lake Mathews/Woodcrest Area Plan of western Riverside
6 County.
- 7 6. According to the Natural Resource Conservation Service, the Soils Capability Classification
8 as indicated in the USDA Soil Survey for Riverside County indicates that the site is seventy-
9 five (75) percent within Class III, IV, VI; and twenty-five (25) percent within Class VII and
10 VIII.
- 11 7. Change of Zone No. 7954 ("CZ07954") and Tentative Parcel Map No. 37340 ("PM37340")
12 are being processed with AG01071. PM37340, which proposes a Schedule "H" subdivision
13 of a parcel into two (2) parcels that are approximately one (1) acre in size, constitutes the
14 proposed alternative land use for the area that is the subject of this diminishment and
15 cancellation. The proposed alternative land use is consistent with the Riverside County
16 General Plan. The property is located in the Lake Mathews/Woodcrest Area Plan and is
17 designated Rural Community-Very Low Density Residential ("RC:VLDR"). This land use
18 designation allows development of a single family dwelling on large parcels of 1 to 2 acres
19 and limited agriculture. Intensive equestrian and animal keeping uses are expected and
20 encouraged in this land use designation. The alternative land use will create lots that are
21 approximately 1-acre in size for residential use. The proposed 1-acre lots are within the
22 typical lot size range allowed in RC:VLDR. CZ07954 is a proposal to change the minimum
23 lot size requirement of the property's existing zoning classification of Light Agriculture.
24 CZ07954 will change the minimum lot size from 10-acre to 1-acre, which amounts to one
25 dwelling unit per acre which is within the RC:VLDR density range.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 27 1. The cancellation is for land on which a Notice of Nonrenewal has been served.
- 28 2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use

1 as approval of AG01071 and the Project will not affect the ability to use adjacent lands for
2 agriculture. AG01071 is a proposal to remove 2.27 acres of land that is currently used for
3 residential purposes from the Woodcrest Agricultural Preserve No. 1 and cancel the
4 associated contract. The remaining land within the Woodcrest Agricultural Preserve No. 1
5 and under the Land Conservation Contract will be approximately 10.24 acres with approval
6 of AG01071. There are six (6) parcels within the Agricultural Preserve, the size of these
7 parcels ranges from 1.19 acres to 2.27 acres. Each parcel is under different ownership. Five
8 (5) of the parcels have an existing single residential dwelling, and one parcel is used as a
9 nursery with a single residential dwelling. Pursuant to Section 303 of Resolution No. 84-
10 526, the Rules and Regulations Governing Agricultural Preserves in Riverside County,
11 whenever land under a contract is divided, the owner of any parcel may exercise,
12 independent of any other owner of a portion of the divided land, any rights of the owner in
13 the original contract, including the right to give notice of non-renewal and petition for
14 cancellation. The effect of any such action by the owner of a parcel created by the division
15 of land under contract shall not be imputed to the owners of the remaining parcels and shall
16 have no effect on the contract as it applies to the remaining parcels of the divided land.
17 Removing the Property from the Agricultural Preserve and cancelling the Land Conservation
18 Contract for the Property will not change the existing circumstances under which the existing
19 nursery is currently operating or be likely to result in the existing nursery's discontinuation
20 of that use. The nursery and residential uses may continue to operate pursuant to the existing
21 zoning classification of Light Agriculture. A citrus grove of approximately 120 acres is
22 located directly west of the Project site. The citrus grove site's General Plan Land Use
23 Designation is RC:VLDR and zoning classification is A-1-10. The citrus grove was once a
24 part of the original Woodcrest Agricultural Preserve No. 1, Map No. 20 and was removed in
25 2002 with adoption of Map No. 864. The associated Land Conservation Contract expired in
26 1992. Removing the 2.27-acre Property from the Agricultural Preserve and Land
27 Conservation Contract is not likely to result in the removal of the citrus grove from
28 agricultural use. The citrus grove may continue to operate under its existing zoning

1 classification of Light Agriculture. The proposed cancellation would not change that
2 circumstance, nor change the current agricultural use or preclude future agricultural use.
3 PM37340 accompanying the proposed cancellation is conditioned that all future residences
4 be notified that there are adjacent agricultural uses and that these agricultural uses are not
5 subject to nuisance complaints. Therefore, based upon the above, the cancellation is not
6 likely to result in the removal of adjacent lands from agricultural use.

7 3. The cancellation is for an alternative use that is consistent with the applicable provisions of
8 the Riverside County General Plan. The alternative use is a subdivision of a 2.27-acre parcel
9 into two, approximately 1-acre lots for use as one-family dwellings, which is generally
10 consistent with the existing General Plan designation of RC:VLDR. Based upon the above,
11 the cancellation for an alternative use is consistent with the applicable provisions of the
12 Riverside County General Plan.

13 4. The cancellation will not result in discontinuous patterns of urban development because the
14 existing General Plan Land Use Designation for the subject site and the surrounding parcels
15 to the north, west, south, and east is RC:VLDR. For this finding, the Land Conservation Act
16 in Government Code section 51280.1 authorizes the Board of Supervisors to cancel a
17 contract if it finds the alternative land use will be rural in character and that the alternative
18 use will result within the foreseeable future a contiguous pattern of development within the
19 this subregion. The land located north, west, and south of the Project site is zoned Light
20 Agriculture, with a minimum lot size requirement of 10 acre, and the area to the east is zoned
21 Light Agriculture, with a minimum lot size requirement of 1-acre. It is important to note
22 that the Property and lands located immediately to the east, north and south were subdivided
23 into large lots of approximately 2 acres in 1928 with approval of Woodcrest Acres No. 2.
24 The majority of the lots created by Woodcrest Acres No. 2 has since been subdivided into
25 1-acre lots since 1928. The cancellation and approval of the Project will continue the rural
26 land use pattern as depicted in the General Plan Land Use Map for this area.

27 5. There is no proximate noncontracted land which is both available and suitable for the use to
28 which it is proposed. The proximate noncontracted land which is located north of the Project

1 site is currently subdivided into two, 2.26-acre lots, each of which are built out with a single
2 family residential unit on each parcel and is not available for the development that is
3 proposed by the Project.

4 6. Therefore, based on the above findings, the proposed cancellation is consistent with the
5 purposes of Article 5 of the Land Conservation Act of 1965 (Government Code section
6 51282 (a)(1)), which provides relief from the provisions of contracts entered, and as a result,
7 the Board of Supervisors may grant the proposed diminishment and cancelation.

8 7. Removing 2.27 gross acres from the Woodcrest Agricultural Preserve No. 1 will not have a
9 significant adverse impact upon the environment and a Negative Declaration for
10 Environmental Assessment No. 43076 is adopted based on the findings incorporated in the
11 initial study.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall comply with
13 the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the Property
14 as outlined in Government Code section 51283.4:

- 15 1. The cancellation fee of \$42,750.00 shall be paid; and,
- 16 2. All conditions necessary for the County to issue grading permits for any portion of Parcel
17 Map No. 37340 shall have been met; and,
- 18 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies
19 enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to
20 the Land Conservation Contract. Within 30 days of receipt of such notice, and upon
21 determination that the conditions and contingencies have been satisfied, the Board of
22 Supervisors shall cause to be executed and recorded a Certificate of Final Cancellation with
23 respect to the Land Conservation Contract.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall file
25 and record copies of this resolution, Property description as shown in Exhibit A and the map titled Map No.
26 124, Woodcrest Agricultural Preserve No. 1 as amended through Map No. 1071 as shown on Exhibit B, in
27 the Office of the County Recorder of Riverside County, California, and transmit copies thereof to the
28 Director of Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of

1 Riverside County; and that upon fulfillment of all of the conditions, the landowners will be entitled to a
2 Certificate of Final Cancellation that provides as follows:

- 3 1. Woodcrest Agricultural Preserve No. 1, Map No. 124, as adopted on February, 8, 1971,
4 amended through Map No. 946, is further amended by Map No. 1071 deleting therefrom the
5 area shown and described in Exhibit A, attached hereto, being on file in the Office of the
6 Clerk of the Board.
- 7 2. The Land Conservation Contract will be cancelled to the extent said contract applies to the
8 land referenced in the petition for cancellation of the aforementioned property owner,
9 thereby removing from the effect of said contract the real property in the County of
10 Riverside, State of California, described in Exhibit A attached hereto.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the cancellation
12 fee of \$42,750.00 is not paid within one year following the recordation of this Certificate of Tentative
13 Cancellation, that portion of the fee shall be recomputed pursuant to Government Code section 51283.4(a),
14 and the applicable landowner shall be required to pay the applicable portion of the recomputed fee as a
15 condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the
17 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use
18 if the Board finds that such amendment is consistent with the findings made pursuant to Government Code
19 Section 51282.

2 **RESOLUTION 2020-022**

3 **APPROVING AGRICULTURAL PRESERVE CASE NO. 1071**
4 **ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND**
5 **DIMINISHMENT OF WOODCREST AGRICULTURE PRESERVE NO. 1**

6 ADOPTED by Riverside County Board of Supervisors on September 22, 2020.

7 **ROLL CALL:**

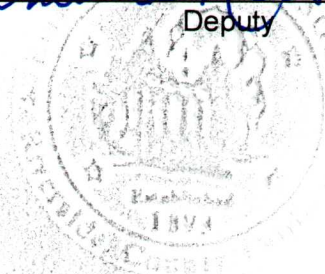
8 **Ayes:** Jeffries, Spiegel, Washington, Perez and Hewitt
9 **Nays:** None
10 **Absent:** None

11
12 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
13 Supervisors on the date therein set forth.

14 **KECIA B. HARPER, Clerk of said Board**

15 By: 

Deputy



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22 09.22.2020 21.1

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**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

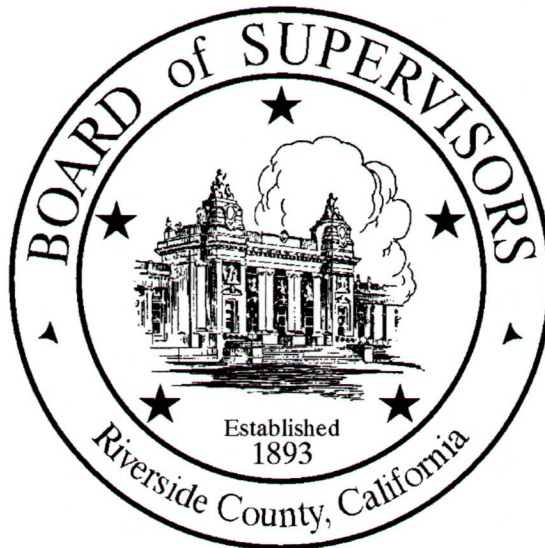
www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date:

09.22.2020

Signature:

Priscilla Rasso

Print Name: Priscilla Rasso, Board Assistant

EXHIBIT "A"

EXHIBIT A
WOODCREST AGRICULTURAL PRESERVE NO. 1
MAP NO. 1071

Real property in the unincorporated area, County of Riverside, State of California, described as follows:

Description

LOT 17 AND D OF WOODCREST ACRES NUMBER 2, AS PER MAP RECORDED IN BOOK 13 PAGE 100 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER FOR SAID COUNTY

Assessor Parcel No.	Acres (net)	Owner
280-060-003	2.26 (2.27 gross acres)	Ming Chin Nozawa and Shozo Nozawa, Wife and Husband as Joint Tenants

PARCEL I: LOT 19 AND THE WEST HALF OF LOT AA (ALSO KNOWN AS CECIL AVENUE") LYING ADJACENT TO SAID LOT 19, IN WOODCREST ACRES NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGE 100 OF MAPS. RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PARCEL II: LOTS 18, 31, LOT D (ALSO KNOWN AS CHICAGO AVENUE), LYING ADJACENT TO SAID LOTS 18 AND 31, AND THE NORTH HALF OF LOT G (ALSO KNOWN AS HIBISCUS AVENUE) LYING ADJACENT TO SAID LOT 31, ALL OF WOODCREST ACRES NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGE 100 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PARCEL III: LOTS 16, 17 AND THE WEST HALF OF LOT AA (ALSO KNOWN AS CECIL AVENUE) LYING ADJACENT TO SAID LOT 16, AND LOT D (ALSO KNOWN AS CHICAGO AVENUE), LYING ADJACENT TO SAID LOT 17, ALL OF WOODCREST ACRES NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGE 100 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

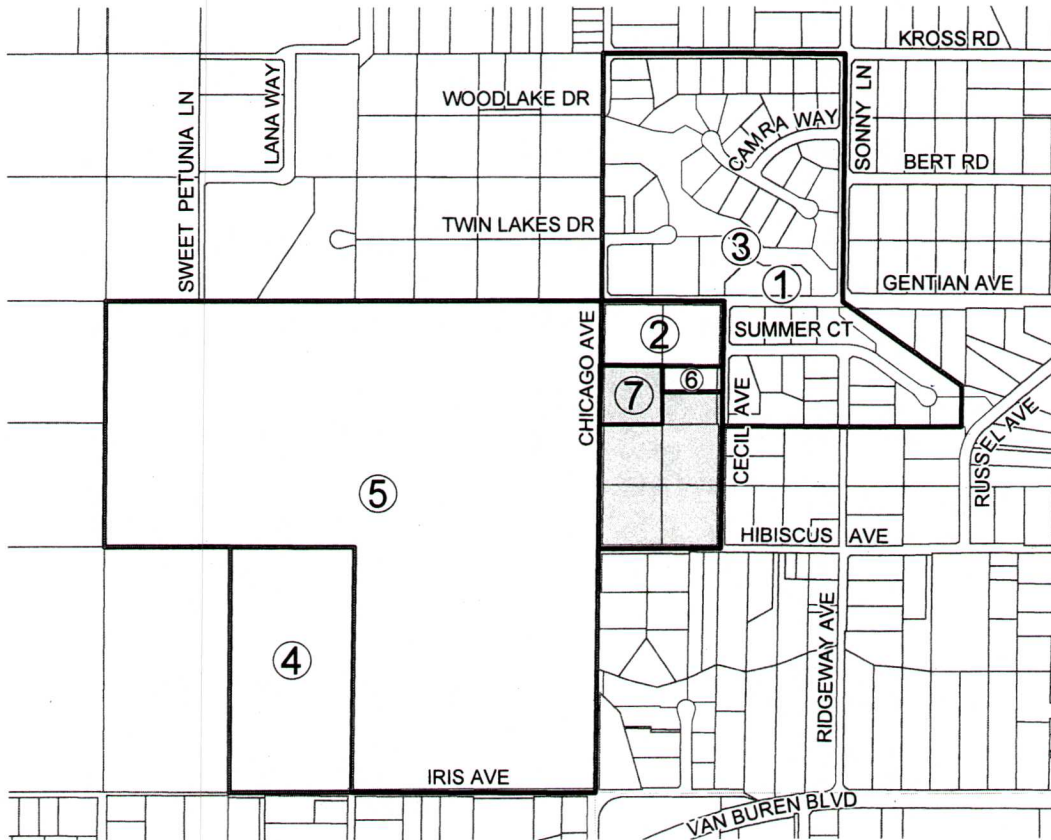
PARCEL IV: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES OVER THE WEST HALF OF LOT AA (ALSO KNOWN AS CECIL AVENUE) LYING ADJACENT TO LOT 30 AND THE NORTH HALF OF LOT G (ALSO KNOWN AS HIBISCUS AVENUE) LYING ADJACENT TO LOT 30, ALL OF WOODCREST ACRES NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGE 100 OF MAPS. RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

EXHIBIT "B"

MAP NO. 20 WOODCREST AGRICULTURAL PRESERVE NO. 1

AMENDED BY MAP NO. 124, 357, 638, 648, 864, 946, 1071

SEC 24, T. 3 S., R. 5 W., SEC 19, T. 3 S., R. 4 W



AMENDMENTS:

- NO. 1, (ENLARGEMENT), FEBRUARY 8, 1971, MAP NO. 124
- NO. 2, (DIMINISHMENT), FEBRUARY 3, 1976, MAP NO. 357
- NO. 3, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 638
- NO. 4, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 648
- NO. 5, (DIMINISHMENT), AUGUST 27, 2002, MAP NO. 864
- NO. 6, (DIMINISHMENT), SEPTEMBER 12, 2006, MAP NO. 946
- NO. 7, (DIMINISHMENT), MAP NO. 1071



ADOPTED ON FEBRUARY 24, 1969
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

COUNTY OF RIVERSIDE



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.riversideacr.com

Receipt: 20-345770

Product	Name	Extended
951	RESOLUTION/ORDINANCE	\$0.00
	Document #	2020-0480271
	# Pages	15
Total		\$0.00
Change (Cash)		\$0.00

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**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 20, 2019**

I. AGENDA ITEM 4.1

CHANGE OF ZONE NO. 7954 and TENTATIVE PARCEL MAP NO. 37340 – Intent to Adopt a Negative Declaration – EA43076 – Applicant: Shozo & Ming Nozawa – Engineer/Representative: Guan Wang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (1 Acre Minimum) (RC-VLDR) – Location: Northerly of Hibiscus Avenue, southerly of Gentian Avenue, easterly of Chicago Avenue, and westerly of Cecil Avenue – 2.27 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10).

II. PROJECT DESCRIPTION:

Change of Zone No. 7954 proposes to change the zone from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). **Tentative Parcel Map No. 37340** proposes a Schedule "H" subdivision of 2.27 acres into two (2) parcels; 1.18 and 1.08 acre lots for single family residential development.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Spoke in favor:
John Wall, Applicant Representative

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed
Motion by Commissioner Shaffer, 2nd by Commissioner Taylor-Berger
A vote of 5-0

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

ADOPT a Negative Declaration for Environmental Assessment No. 43076; and,

TENTATIVELY Approve Change of Zone No. 7954; and,

APPROVE Tentative Parcel Map No. 37340, subject to the conditions of approval.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: November 20, 2019

PROPOSED PROJECT

Case Number(s): CZ07954 and PM37340

Applicant(s): Ming Chin Nozawa

EA No.: 43076

Representative(s): Guan Wang

Area Plan: Lake Mathews/Woodcrest

Zoning Area/District: Woodcrest District

Supervisorial District: First District

Project Planner: Dionne Harris

Project APN(s): 280-060-003

Charissa Leach, P.E.

Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 7954 (CZ07954) - The Project site consists of one parcel totaling approximately 2.27 gross acres and is presently zoned with Light Agriculture, 10-acre minimum (A-1-10). The applicant is proposing to change the zone from Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 1-acre minimum.

Tentative Parcel Map No. 37340 (PM37340) – Schedule “H” subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two.

Together, CZ07954 and PM37340 comprise the “Project.”

CZ07954 and PM37340 is associated with Agricultural Preserve No. 1071 (Diminishment / Cancellation/ Agricultural Preserve Notice of Non-Renewal No. 180001) (“APN180001”), which is being processed concurrently as a related approval and is also analyzed as part of Environmental Assessment No. 43076. The Board of Supervisors’ have exclusive jurisdiction over all Agricultural Preserves. For APN180001, the applicant proposes to diminish 2.27 acres from Woodcrest Agricultural Preserve No. 1 and cancel the land conservation contract executed for Woodcrest Preserve No. 1, Amendment #6, Map No. 946. The applicant also filed an application for a Notice of Nonrenewal (APN No. 180001) on February 7, 2018, for the abovementioned land conservation contract. The Notice of Nonrenewal (APN No. 180001) was completed on July 31, 2018. Therefore, the project APN No. 180001 would not be included with the project review by the Planning Commission or Board of Supervisors. APN No. 180001 will be joined with CZ No. 07954 and PM No. 37340 when they are considered by the Board of Supervisors.

The project site is located northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave, within the Lake Mathews/Woodcrest Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43076**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7954, amending the project site's Zoning Classification from Light Agriculture (A-1-10) to Light Agriculture (A-1-1), as shown on the exhibit for CZ07954 subject to the Board adoption of the Zoning Ordinance; and,

APPROVE TENTATIVE PARCEL MAP NO. 37340, subject to the attached conditions of approval and advisory notification document, subject to final adoption of the zoning ordinance by the Board of Supervisors, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	Light Agricultural, 10-Acre Minimum (A-1-10)
Proposed Zoning Classification:	Light Agricultural, 1-Acre Minimum (A-1-1)
Surrounding Zoning Classifications	
North:	Light Agricultural, 10-Acre Minimum (A-1-10)
East:	Light Agricultural, 1-Acre Minimum (A-1-1)

South:	Light Agricultural, 10-Acre Minimum (A-1-10)
West:	Light Agricultural, 10-Acre Minimum (A-1-10)
Existing Use:	Single-Family Residence
Surrounding Uses	
North:	Single-Family Residence
South:	Single-Family Residence
East:	Single-Family Residence
West:	Buckwheat Farmland

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.27 Acres	N/A
Existing Building Area (SQFT):	2,012 square feet	N/A
Building Height (FT):	12'	40'
Proposed Minimum Lot Size:	1.08	1 acre (If CZ7954 were approved)
Total Proposed Number of Lots:	2	2
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – Woodcrest Map No. 124 (AG01071)
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High / Local Responsibility Area (LRA)
Mount Palomar Observatory Lighting Zone:	No , 1.73 miles outside of Zone B
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – Zone D

PROJECT LOCATION MAP

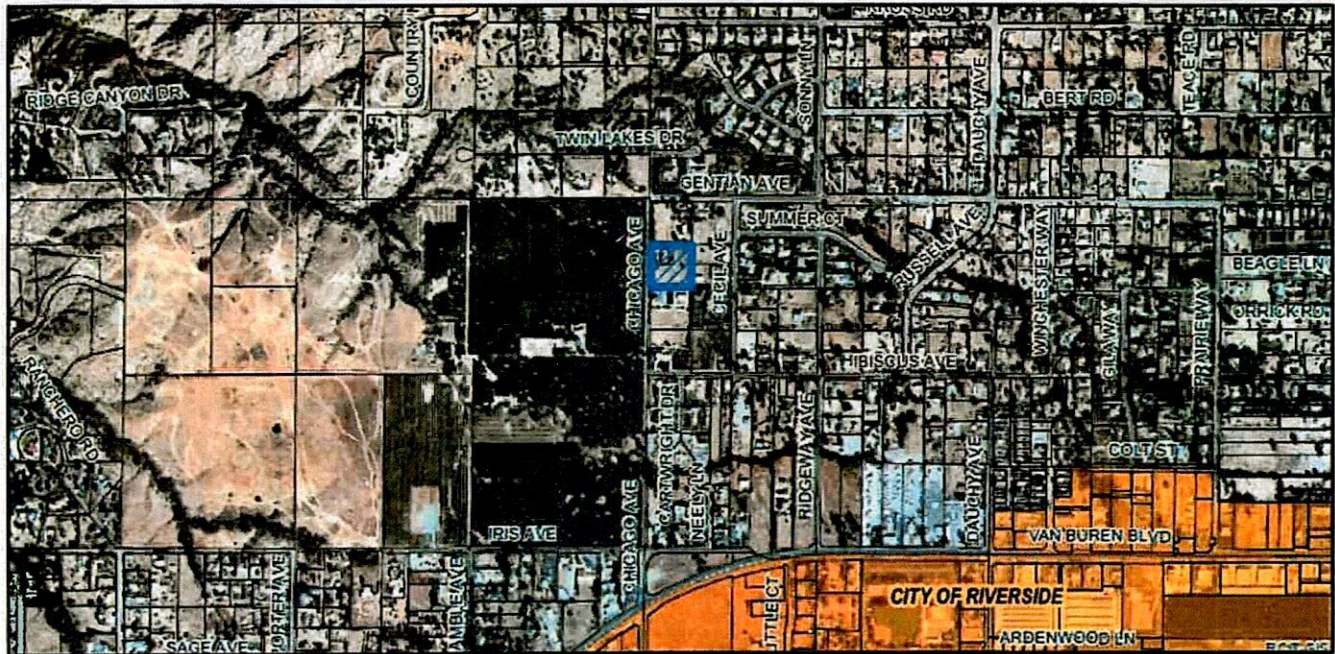


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics

The Tentative Parcel Map No. 37340 (PM37340) is located north of Hibiscus Avenue, predominantly along Chicago Avenue, south of Gentian Avenue, and east of Cecil Avenue within the unincorporated Riverside County. The project site is a 2.27 acre parcel that is improved with an existing 2,012 square foot single-family residence that will remain on a 1.182 gross acre parcel (Parcel 1). The existing residence was constructed in 1977 and the site has been used as residential since 1977. The project proposes to subdivide the existing parcel into two parcels that front Chicago Avenue. The project proposed to subdivide the existing 2.27-acre parcel into two parcels ranging in size from 47,175 square feet (Parcel 1) to 51,487 square feet (Parcel 2). Parcel 1 (47,175 square feet) and Parcel 2 (51,487 square feet) are proposed to be orientated towards Chicago Avenue with front property line frontage of 168 feet and 153.90 feet, respectively. The subdivision would provide a right-of-way dedication that would facilitate the widening of Chicago Avenue to 20 feet of the half-width right-of-way, east of centerline requirement for private roads, per Standard No. 106, Section "A", of Ordinance No. 461. The current Zoning Classification is Light Agriculture, 10-Acre Minimum. The surrounding Zoning Classifications are: Light Agriculture, 10-Acre Minimum (A-1-10) to the north, west, south, and Light Agriculture, 1-Acre Minimum (A-1-1) to the east. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development and agricultural development. Therefore, the Change of Zone will

not result in an incompatible land use for the above reasons and since the project site will continue to be zoned for and utilized for residential uses.

Zoning/Development Standards

No construction is proposed as part of the project. However, the applicant has identified the general location/footprint of development on the vacant parcel to show compliance with the applicable development standards of Ordinance No. 348, specifically the A-1 Zone Classification (Article XIII). The project site has a Zoning Classification of Light Agriculture, 10 acre minimum (A-1-10). The A-1-10 zoning generally permits one-family dwellings, light agriculture, animal husbandry, farm animals, and allows a range of other uses with the approval of a land use permit. The minimum lot size for the A-1-10 is 10 acres; the existing 2.27 acre parcel currently does not meet this requirement. The proposed zoning classification to Light Agriculture, 1 acre minimum (A-1-1 Acre) would facilitate the subdivision of one residential parcel totaling 2.27 acres to two residential parcels of 1.08 and 1.18, which is consistent with the General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR) (1/2 Acre Minimum).

The Schedule "H" Tentative Parcel Map is a land division in the unincorporated area of the County of Riverside and is subject to all the applicable provisions of the Subdivision Map Act and Ordinance No. 460. The Project is in compliance with the following standards:

- **Lot Size:** The minimum lot size for A-1-1 Zone Classification is 1 acre, or 43,560 feet. The minimum average lot width for the A-1-1 Zone Classification is 100 feet, and the minimum average lot depth is 150 feet. The project's shortest lot width proposed is approximately 154 feet, and shortest lot depth of approximately 306.60 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

When lots are greater than 20,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes lot widths ranging from approximately 154 feet to 168 feet, and lot depth is approximately 306.60 feet, which is generally results in a lot depth two times the lot width. Therefore, as proposed, the Project is in compliance with the lot width to depth ratio.

- **Schedule "H" Parcel Map Division:** Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule "H" parcel map division. The Project has been conditioned and is required to comply with all applicable standards of Ordinance No. 460, and therefore would be in compliance with this Ordinance.

General Plan

The Project site has a General Plan Foundation Component of Rural Community, and a land use designation of Very Low Density Residential (RC-VLDR). The RC-VLDR provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres. Currently, the A-1-10 zoning does not meet the density range identified for the RC-VLDR, since one dwelling unit would only be allowed on a parcel of 10 acres or more. By contrast, the proposed zoning classification of A-1-1 would be consistent with the RC-VLDR density range, as it would allow one dwelling unit per acre. The proposed map

is consistent with the General Plan's identified density range as it will subdivide an existing parcel into two single-family residential lots. Parcel one would be approximately 1.182 gross acres and Parcel two would be approximately 1.083 gross acres, thus within the density range for the RC-VLDR. Rural Community: Very Low Density Residential (RC-VLDR), land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Very Low Density Residential designation), equestrian and other animal-keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot will have access to a public road and provide adequate septic capacity on each lot for each single-family residential use as demonstrated in the will serve letter by the Western Municipal Water District. General Plan Land Use Policy 22.3, states "Ensure that development does not adversely impact the open space and rural character of the surrounding area." The change of zone will not adversely impact the open space and rural character of the surrounding area because the project will still maintain the rural character of large acre lots of approximately 1 acre each. The project proposing to change the Zoning Classification from 10-acre minimum to 1-acre minimum. The proposed project's General Plan Designation is Rural Community: Very Low Density Residential and the surrounding parcels to the north, south, east and west are approximately 1 acre each and are also within the Rural Community: Very Low Density Residential Land Use Designation and the project does not propose a change, which is consistent with the policy. Therefore, the proposed map is consistent with General Plan.

Woodcrest Agricultural Preserve No. 1

An Agriculture Preserve is an area devoted to those agricultural uses allowed under the provisions of the California Land Conservation Act of 1965 or the Williamson Act. The Williamson Act allows the County of Riverside to designate agricultural preserves wherein agricultural properties will be assessed on the basis of agricultural production rather than the current market value. The Woodcrest Agricultural Preserve is a boundary of farmland in a land conservation contract agreement within the Lake Mathews/Woodcrest Area Plan. The proposed project is within the Woodcrest Agricultural Preserve No.1, Map No. 20. The Woodcrest Agricultural Preserve No.1 was established and adopted on February 24, 1969 by Board of Supervisors, consisting of 119.39 acres. The project parcel of 2.27 acres was added to the Agricultural Preserve Woodcrest No. 1, within the Agricultural Enlargement Project of the Agricultural Preserve Woodcrest No. 1, Map No. 124, on adopted on February 8, 1971, adding 173.04 acres to the preserve. The applicant is requesting an Agricultural Preserve Diminishment Application No. 1071 (AG01071) to remove the parcel from the Woodcrest Agricultural Preserve No. 1 and develop the property into two residential parcels. The Agricultural Diminishment will be considered at the Board of Supervisors along with the Change of Zone. Further technical findings of the Agricultural Diminishment will be documented within the Form 11 for the Board of Supervisors Hearing.

Assembly Bill 52

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eleven tribes on November 2, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians (Pechanga) and the Soboba Band of Luiseno Indians (Soboba). Both tribes requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribes on June 13, 2018.

Consultation with Soboba was concluded on June 14, 2018. Consultation with Pechanga on June 13, 2018. No tribal cultural resources were identified on the subject site. (15. Planning. CUL)

Airport Land Use Commission

On November 2, 2017, notification in regards to this project was sent to the Airport Land Use Commission (ALUC), for review. The project was scheduled for an ALUC hearing on April 12, 2018 (File No. ZAP1299MA18) and was found to be consistent as it relates to airport compatibility issues and does not necessarily constitute an endorsement of the change of zone. As the site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area, where resident densities are not restricted, both the existing and proposed zoning are consistent.

File No(s). CZ07954, PM37340, and AG01071 was submitted to the County of Riverside on October 20, 2017.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (Neg Dec) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA) (Environmental Assessment No. 43076). The Initial Study determined that the project would not result in a significant impact on the environment. The IS and Neg Dec represent the independent judgment of Riverside County. The documents were circulated for a 20-day public review period per the California Environmental Quality Act Statute and Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre Minimum), and is located in the Woodcrest/Lake Mathews Area Plan. The Tentative Parcel Map conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The surrounding uses are farmland to the west and to the north, south, and east are single family residences. The site will remain residential with the existing residence and a new parcel for a future single-family residence. The project is not proposing development for this site. However, the design of the proposed land division will not conflict with easements acquired by the public at large for access through, or use of property within the proposed land division, because the Transportation Department did not require a circulation improvements and the existing road is already improvement. However, the project does provide adequate primary access on Chicago Avenue. Therefore, the project design, conditions of approval, and permitting will ensure that the project will not have a negative effect on the public's health, safety, and general welfare. The land use component and designation allow for single family residences on large 1 to 2 acre parcels. The project will result in two parcels of 1 acre or more.

Therefore, for these reasons and for the additional reasons set forth above, the project is consistent with the General Plan.

2. The project site has a Zoning Classification of Light Agriculture ten (10) Acre Minimum, which is generally inconsistent with the existing Riverside County General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), because the Zoning Classification requires more acreage than the General Plan Land Use Designation recognizes is appropriate for the given Land Use Designation. A Zone Change application has been submitted with the Tentative Parcel Map to facilitate Zoning and General Plan consistency. The project proposes to change the zoning classification from Light Agricultural ten (10) Acre Minimum, to Light Agricultural one (1) Acre Minimum. The General Plan designation of Rural Community: Very Low Density Residential and the Zoning Classification of Light Agricultural one (1) Acre Minimum will be consistent.
3. **Community/Specific Plan.** The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development, vacant land, and agricultural development because the proposed project is a tentative parcel map proposing two residential lots of 1 acre each. The surrounding parcels range from 1 acre to 2 acre parcels, the surrounding General Plan Land Use Designations Rural Community: Very Low Density Residential (1/2 Acre Minimum), the surrounding Zoning Classifications of Light Agriculture, 1 Acre Minimum (A-1-1) and Light Agriculture, 10 Acre Minimum (A-1-10) and the surround parcels are not within a Specific Plan, General Plan Policy Area, or Community Plan.

Entitlement Findings:

The following findings shall be made prior to making a recommendation to approve a Tentative Parcel Map, pursuant to the provisions of the Ordinance No. 460 (Subdivisions):

Tentative Parcel Map No. **37340** is a proposal to subdivide **2.27**-acres into two (**2**) lots. The findings required to approve a Map, pursuant to the provisions of the Ordinance No. 460, are as follows:

1. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.
2. The design of the tentative parcel map is consistent with the General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster a variety and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. Promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed map will comply with General Plan by providing one-acre single-family residences that comply with the minimum

density, and the intent of the principle of the General Plan. The project site is not located within a Specific Plan.

3. The proposed map, subdivision design and improvements are consistent with the General Plan and with all applicable requirements of State law and the ordinances of Riverside County, because the project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) in the Lake Mathews/Woodcrest Area Plan. The land use designation allows for single family residences on large 1 to 2 acre parcels. The property is a 2.27 acre parcel, and the tentative parcel map is consistent, because the project is proposing to change the zone from Light Agricultural ten (10) acre minimum to Light Agricultural one (1) acre minimum. The Land Use designation and the Zoning classification will be consistent and with the one (1) acre minimum parcel requirement. Therefore, the Schedule "H" subdivision is consistent with the General Plan. There are no applicable specific plans.
4. The site of the proposed land division is physically suitable for a two lot subdivision development in that the project site is located in an area that is comprised of single-family residential uses on large lots, has access readily available from Chicago Avenue, and has no environmental constraints that prohibits the proposed land division. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity. Therefore, the project site meets this requirement.
5. The land division is located within a Very High Fire Hazard Area; however, emergency vehicle access is available to the project site from Chicago Avenue. Fire Department conditions of approval, such as location of fire hydrants, fire lanes painted with appropriate signage, portable fire extinguishers, sprinkler system blue dot reflectors, water system capable of required fire flow of 20 PSI will ensure that life and property are protected. The project site is not located within a fault zone, or within a ½ mile of a fault. The Project site has a low potential for liquefaction and is susceptible to subsidence the 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 (CBC). The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery and will have no impacts on biological resources. The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a pre-construction nesting bird survey. Compliance with the requirements of the California Building Code and standard conditions of approval will ensure that structure will be built to withstand any potential hazards related to potential for liquefaction and is susceptibility. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
6. The design of the proposed land division or the type of 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 the project design will ensure there will be not conflict with providing accessibility. Southern California Edison Company has a utility easement and this easement not affect the proposed land division.

7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size required by the project site's Zoning Classification of Light Agriculture, 1 acre minimum in that the proposed map will create 2 residential lots at approximately 1 acre each.
8. 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 due to the incorporation of mitigation measures and standard conditions of approval.
9. The proposed map is in compliance with all applicable California Law, specifically the Subdivision Map Act. The proposed map was prepared by Mahmoud Khalili Samani, California Licensed Land Surveyor #8766, under the guidelines of the Subdivision Map Act.

Schedule "H" Findings:

1. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map. Based on review by staff, the proposed Project is consistent with the minimum improvements for a Schedule H subdivisions as provided in Section 10.13.A.1. (*Schedule "H" Parcel Map Division*) of Ordinance No. 460 as they pertain to streets, domestic water, fire protection, sewage disposal, and electrical and communication facilities.
 - A. Streets. The minimum improvements for streets shall be as follows:
 - a. *Proposed Streets. No improvements are required.* The parcel map is not proposing new streets for this minor lot division. The Transportation Department is requiring sufficient right-of-way dedication for public use to provide a 20 foot half-width for the frontage road of 'Chicago Avenue' per Standard No. 106, Section "A" of Ordinance No. 461. (50. TRANS. Sufficient R-O-W).
 - b. *Non-circulatory streets located in an area where the geography will not sustain parcels of less size may have the street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461.* The frontage road 'Chicago Avenue' is already existing. The project is conditioned to provide 20 feet half-width of dedication for future road improvements. (50. TRANS. Sufficient R-O-W).
 - 1) *Rural Residential (Local) roads shall be not less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 138.* The existing project's frontage road is paved with an aggregate base along the private road 'Chicago Avenue' has a width of 40 feet, which exceeds the required 24 foot minimum width requirement for private

roads.

c. Existing streets: If any segment of an existing roadway section in which the grade, alignment, and drainage are not adequate as determined by the Transportation and Fire Departments and/or the width of the traveled way is less than 18 feet; street and drainage improvement plans shall be prepared detailing the work necessary for the deficient section to be brought in compliance with County's grade, alignment, and drainage standards as stated in Ordinance Nos. 460 and 461, and the designated roadway sections as listed in section A.1.a. of Ordinance No. 460, Section 10.13. The existing frontage road 'Chicago Avenue' has a width of 40 feet, with a 10 foot dedication for future road improvements. Standard conditions have been applied to ensure that the land divider adheres to the guidelines for drainage requirements.

d. Access Roads: The design and construction requirements as stated in sections A.1.a and A.1.b. above shall pertain for access road(s) from the nearest maintained road(s) as defined in Section 2.3 to the map boundary street(s). The existing access road to the property is a private road 'Chicago Road'. Chicago Road has a width of 40 feet, with a 10 foot for future road improvements.

- B. Street Improvement Plans.** *For the purposes of this section, Street Improvement Plans means plans prepared by a registered civil engineer and, as approved by the Transportation Department. The plans shall be drawn on acceptable reproducible material, drawn to a horizontal scale of not greater than 80 feet to an inch, a vertical scale of not greater than 8 feet to an inch, and contain a contour interval plotting of not greater than 5 feet. The plans shall show the following: The existing ground line profile at centerline, the engineered profile at centerline, the plan view layout of all right-of-way dedications, the water courses and the rate of surface runoff for a 100-year storm (Q's 100), the proposed drainage facilities within road dedications, the roadway cut and fill slope requirements, and all major topographic features and existing improvements. Design parameters shall be in compliance with Ordinances Nos. 460 and 461, unless otherwise approved by the Director of Transportation. The existing frontage road 'Chicago Avenue' is already paved, and required to provide 10 feet of dedication for future road improvements.*
- C. Other Improvements.** *Domestic water, fire protection facilities and electrical and communication facilities shall be as required by the Advisory Agency. This project has domestic water from WMWD. The project has access along Chicago Avenue for the Fire Department. The project be required to have electrical and communication facilities for future development.*
- D. Sewage Disposal.** *The minimum requirements for sewage disposal shall be as follows:*
- 1) No sewage disposal collection system is required; however, the land divider may be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board Standards. The project is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies. (10.E Health-USE - WMWD WATER SERVICE.)*

E. Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements specified within this section:

- 1) Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act and Riverside County Ordinance No. 509. This project is within the Woodcrest Agricultural Preserve No. 1. However, the project proposes an Agricultural Preserve Diminishment No. 1071 to remove this parcel from the Woodcrest Agricultural Preserve No. 1.*
- 2) Lands zoned A-1, A-2, or A-P, or A-D identified in the Riverside County Comprehensive General Plan as important farmland shown on the Agricultural Resources Map, and not less than 5 acres in size. The project is zoned Light Agriculture (A-1), however this project is less than 5 acres and therefore this not applicable to with this requirement.*

F. Exceptions. For the purposes of this section, the following exceptions shall apply to any parcel map division located in its entirety within a community services district:

- 1) Whenever in this ordinance reference is made to any street design, standards, minimum improvements, maintenance, access, or dedication thereof, the adopted street standards of the community services district shall apply in meeting any street requirement for land division approval, provided the Transportation Department has previously approved such standards. The land divider shall submit to the Transportation Department a street construction permit issued by the community services district approving the proposed street construction. The existing project's frontage road is paved with an aggregate base along the private road 'Chicago Avenue' has a width of 40 feet, which exceeds the required 24 foot minimum width requirement for private roads.*

General Public Health & Welfare

The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project will be required to adhere to conditions of approval and be required to obtain building permits. The review of the project design by departments and agencies will ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation. In addition, the applicant has received a Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.

Change of Zone Findings:

Change of Zone No. **7954** is a proposal to change the project site's Zoning Classification from Light Agriculture 10-Acre Minimum (A-1-10) to Light Agriculture One Acre Minimum (A-1-1).

1. The requested change of zone does not involve a change in or conflict with:
 - a. The Riverside County Vision, because the zone change is a request to change the Zoning Classification from Light Agriculture, Ten Acre Minimum to Light Agriculture, One Acre Minimum, which conforms with the Land Use Designation of Community Development: Very Low Density Residential, One Acre Minimum (CD: VLDR). As demonstrated above, the Land Use designation and the proposed Zoning Classification will be consistent generally and with the one (1) acre minimum parcel requirement.
 - b. The proposed zone amendment would not be detrimental to the health, safety or general welfare of the community, because the proposed change will not result in a physical change to the property. The property is currently utilized for residential uses and the proposed change of zone will allow the continued use of residential uses on the site.
 - c. The Change of Zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The design of the proposed land division are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. 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 corridor, or impede the use of native wildlife nursery sites. The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery. The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a pre-construction nesting bird survey.

The land division is located within a Very High Fire Hazard Area; however, emergency vehicle access is available to the project site from Chicago Avenue. Fire Department conditions of approval, such as location of fire hydrants, fire lanes painted with appropriate signage, portable fire extinguishers, sprinkler system blue dot reflectors, water system capable of required fire flow of 20 PSI will ensure that life and property are protected. The project site is not located within a fault zone, or within a ½ mile of a fault. The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a pre-construction nesting bird survey. Compliance with the requirements of the California Building Code and standard conditions of approval will ensure that structure will be built to withstand any potential hazards related to these geological factors. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.

- d. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development, vacant land, and agricultural development. Therefore the change of the zoning classification will not result in an incompatible land use, since the project site will continue to be zoned for and utilized for residential uses.
- e. The project site area is 2.27 gross acres. Pursuant to Ordinance No. 348, the A-1-1 (1 Acre Minimum) zoning classification also requires a minimum lot size of one acre, (43,560

square feet). The project's lot sizes will approximately range in size from 1.08 acres (47,175 square feet) to 1.18 acres (51,487 square feet), which is compatible with the surrounding development pattern in the project vicinity. Therefore, the change of zone is consistent with the A-1-1 (1-Acre Minimum) zoning classification.

Light Agriculture (A-1) Ordinance No. 348 Article XIII, Section 13.2 Development Standards

Findings:

- A. *Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet.* The minimum lot size for A-1-1 Zone Classification is 1 acre, or 43,560 feet. The minimum average lot width for the A-1-1 Zone Classification is 100 feet, and the minimum average lot depth is 150 feet. The project's shortest lot width proposed is approximately 154 feet, and shortest lot depth of approximately 306.60 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.
- B. *Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard.* The proposed site has an existing residence that will remain. The project does not propose any new plans for development for the remaining parcel. The proposed new parcel will give the ability to comply with the Development Standards per Section 13.2.B. The developed lot's (Parcel 1) front yard setback is 84.44 feet, side yard is 13 feet and the rear yard is 190.12 feet.
- C. *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 proposed site has an existing residence at 12 feet in height and constructed 1977 which will remain. The project does not propose any new development for the remaining parcel. Any future development will be required to adhere to these standards.
- D. *Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348.* The project has an existing residence and attached garage constructed in 1977.

Other Findings:

- 1. The project site is not located within a Conservation Area of the Western Riverside Valley Multiple Species Habitat Conservation Plan, however it is within the boundaries. The project consists creating an additional parcel of land by subdividing the current 2.27-acres. The new parcel will consist of a vacant lot as no development project is currently proposed. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. According to the MSHCP Compliance Document the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property did not exist. 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 corridor, or impede the use of native wildlife nursery sites. The project site is located within the required habitat

assessment survey area for burrowing owl. According to the biological report, there was habitat for this species on site, and protocol burrowing owl surveys were performed. Also, no burrowing owls were detected on or with the 150-meter buffer area of the property over the course of the four protocol-level focused burrowing owl surveys. The project is consistent with Section 6.3.2 of the MSHCP.

2. The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery. The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a pre-construction nesting bird survey. Therefore, the project fulfills the plan requirements.
3. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU because information regarding the project was provided to the City of Riverside for review on November 2, 2017, for comment. No comments were received either in favor or opposition of the project. The project is consistent with the City of Riverside's Land Use Designation of VLDR - Very Low Density Residential.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. **Very High Fire:** This land division is located within a high fire hazard severity zone in the Local Responsibility Area. Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings already exist on lots created by this land division, but shall comply with the special construction requirements of the California Building Code. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 503.2.1 Dimension of the and Riverside County Fire Ordinance No. 787 that road access shall be unobstructed with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

The project meets this requirement by providing primary access on Chicago Avenue to the property. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by

road standards for fire equipment access – requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall have covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needs, or other vegetation, standards for signs identifying streets, and roads and buildings. The project location provides adequate accessibility to the project site for all emergency vehicles. Fire protection and suppression services will be available for the subdivision through Riverside County Fire. (50. Fire)

Conclusion:

1. 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.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from citizens who indicated support or opposition to the proposed project.

APPEAL INFORMATION

The Board of Supervisors is required to hold a public hearing on the proposed Project. The decision of Board of Supervisors is considered final.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

NEGATIVE DECLARATION

Project/Case Number: CZ07954, PM37340, and AG01071

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

PROJECT DESCRIPTION AND LOCATION. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Dionne Harris Title: Project Planner Date October 22, 2019

Applicant/Project Sponsor: Ming Chin Nozawa Date Submitted: October 22, 2019

ADOPTED BY: Planning Director

Person Verifying Adoption: Dionne Harris Date: November 7, 2019

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

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

For additional information, please contact Dionne Harris at 951-955-6836.

Revised: 06/20/19

Y:\Planning Case Files-Riverside office\PM37340\DH-PC-BOS Hearings\DH-PC\PM37340.Negative Declaration.docx

Please charge deposit fee case#: ZEA 43076 ZCFG6451

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43076
Project Case Type (s) and Number(s): CZ07945, PM37340 and AG01071
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dionne Harris
Telephone Number: (951) 955-8254
Applicant's Name: Ming Chin Nozawa
Applicant's Address: 8223 Orange St. Rosemead, CA 91770

I. PROJECT INFORMATION

Project Description:

Change of Zone No. 7954 (CZ07954) - The Project site consist of one parcel totaling approximately 2.27 gross acres and is presently zoned with Light Agriculture, 10 acre minimum (A-1-10). The applicant is proposing to change the zone from Light Agriculture, 10 acre minimum (A-1-10) to Light Agriculture, 1 acre minimum (A-1-1).

Tentative Parcel Map No. 37340 (PM37340) – Schedule "H" subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acreas and would contain an existng single-family dwelling. Parcel two is proposed at 1.083 gross acreas and is currently vacant. The subdivision would support a future single-family residence on Parcel two.

AGRICULTURAL PRESERVE NO. 1071 (DIMINISHMENT/CANCELLATION) - The applicant proposes to diminish 2.27 acres from Wood Preserve Agricultural Preserve No. 1 and cancel the land conservation contract executed for Wood Preserve No. 1, Amendment #6, Map No. 946. The applicant also filed an application for a notice of nonrenewal for the abovementioned land conservation contract.

Together, CZ07954 and PM37340 comprise the "Project."

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

B. Total Project Area:

Residential Acres: 2.27	Lots: 2	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 280-060-003

Street References: The project site is located northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 4 West, Section 19 Southwest

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site has a residence on it surrounded by vacant land and scattered single family residences.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** General Plan Foundation: Rural Community, General Plan Land Use Designation: Very Low Density Residential (VLDR).
2. **Circulation:** Although the project is not along a General Plan Amendment Circulation Element Right-of-Way, adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land is 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 within a high fire hazard area and has low potential for liquefaction, and high wind erosion in the project area. The proposed project is not located within any other special hazard zone (including fault zone and dam inundation zone). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance, because the project is to request the subdivision of a parcel and does not propose any new construction.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project is a subdivision of two parcels with one existing residence. The Agricultural Preserve Diminishment and a Change of Zone will not impact the air quality because the project scope is relatively limited with no construction proposed at this time. Given the project's scope it a traffic impact analysis, Air Quality and Green House Gas studies were not required. The project incorporates the Climate Action Plan policy AQ 20.11, which states, to increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through the use of energy efficient mechanical systems and equipment. This project will be serviced by EMWD and would include Title 24 Standard for energy efficiency for ultimate development. The design will allow for one or a second dwelling as a use by right on the proposed vacant lot. No grading or development is proposed for this project.
8. **Healthy Communities:** The project is for a Tentative Parcel Map, Agricultural Preserve Diminishment and a Change of Zone, which will comply with the Healthy Communities policies.

- A. **General Plan Area Plan(s):** Lake Mathews/Woodcrest
- B. **Foundation Component(s):** Rural Community (RC)
- C. **Land Use Designation(s):** Very Low Density Residential (VLDR)
- D. **Overlay(s), if any:** There are no overlays

E. Policy Area(s), if any: There are no policy areas

F. Adjacent and Surrounding:

1. General Plan Area Plan(s): Lake Mathews/Woodcrest

2. Foundation Component(s): Rural Community (RC)

3. Land Use Designation(s): Very Low Density Residential (VLDR)

4. Overlay(s), if any: There are no overlays

5. Policy Area(s), if any: There are no policy areas

G. 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

H. Existing Zoning: Light Agriculture, Ten Acre Minimum (A-1-10)

I. Proposed Zoning, if any: Light Agriculture, One Acre Minimum (A-1-1)

J. Adjacent and Surrounding Zoning: Light Agriculture, Ten Acre minimum (A-1-10) to the west, in immediate proximity surrounding the project site, the zoning is Light Agriculture (A-1), and Light Agriculture, One Acre minimum (A-1-1) to the south.

II. 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 | |

III. 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.

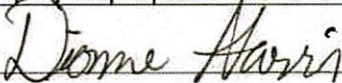
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

10/22/19
Date

Dionne Harris Project Planner
Printed Name

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

b-c) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, the property is currently improved with an existing residence and landscaping. The remaining area of the site does not contain any rock outcroppings or unique or landmark features. The undeveloped portion of the project site is vacant land with a variety of scattered trees that would remain as part of the project. The project does not request construction at this time, however, the project provide an opportunity for one single-family residence per parcel. The single-family residences would be subject to all applicable County development standards, design guidelines, and is not anticipated to be aesthetically offensive to public view. The project also includes a zoning acreage change, and the diminishment and cancellation of the agricultural preserve. The Agricultural Preserve diminishment and cancellation would not present an impact to the environment because the project has an existing residence and the project proposes an additional residence for the foreseeable future, however does not propose the construction of a

residence. The parcel does not have agricultural uses currently and single family residences are allowed in the Light Agriculture Zoning Classification. Therefore, the proposed use will not will not cause a significant impact. The project is in and will maintain the rural setting and is surrounded by rural residential uses. Therefore, this project will not degrade the visual character or quality of the public views of the site and its surroundings area. Therefore, impacts are less than significant.

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) The project site is located approximately 1.73 miles outside the Mt. Palomar Observatory and not within any Zone of Ordinance No. 655. The project is not subject to the provisions of Ord No. 655. The project has an existing residence. No construction is proposed at this time, however, the project will facilitate the construction of one new residential structure on the proposed parcel that could add light sources to the site. Although the potential for a new source of light would generally accompany the future development of the site, the site is located outside of the area identified in Ordinance No. 655. Furthermore, it is anticipated that these light sources would not reach a significant level due to the size, scale, scope of a new residential structure. No impacts are anticipated.

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-b) The parcel created by this tentative map will ultimately be developed with one (1) additional residential unit similar in character with any surrounding residential development. Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels. Therefore, 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
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Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, and Project Application Materials. "A Guide to the Farmland Mapping and Monitoring Program 2004 Edition" prepared by California Department of Conservation.

Findings of Fact:

a) According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of approximately 100% Other Lands Below are the defining factors of these designations:

Prime Farmland – Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland – Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

As proposed, the Change of Zone and Tentative Parcel Map could result in the ultimate development of one (1) additional single-family residences and 2.27 acres of Other Lands farmland will occur. However, the proposed Tentative Parcel Map is located in the Other Lands area. The Tentative Parcel Map exhibit indicates and notes that this proposed project is a Schedule H subdivision of 2.27 acres into 2 parcels; 1.18 and 1.08 acre lots.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although the project proposes to convert primarily Other Lands/ Urban and Built-Up Land farmland to non-agricultural uses, this conversion alone does not necessarily result in a significant impact. As shown on the FMMP, there is a number of areas designated as Other Lands that will remain in the area and the current proposed change represents a small portion to the total farmland area surrounding the project. Furthermore, the project is currently improved with an existing single-family residential dwelling. Therefore, less than significant impacts will occur in regards to conversion of agricultural land to non-agricultural uses.

b) The project site is currently zoned Light Agriculture ten (10 Acre Minimum), which is considered an agricultural zone, pursuant to Section 21.3 of Riverside County Ordinance No. 348. The project proposes a rezoning to Light Agriculture (1 Acre Minimum), which is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Land Use Designation. The proposed project is a Change of Zone from with Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 1-acre minimum and a Tentative Parcel Map of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The project is not proposing to change the zoning classification, the project is proposing the change in the size of the zoning classification requirements, therefore this would not create a conflict with existing agricultural zoning and the project does not currently have an agricultural use. The applicant has submitted a notice of non-renewal to cancel the Williamson Act Contract in nine (9) years and a Petition to diminish the parcel from the Riverside County Agricultural Preserve if adopted by the Board of Supervisors. Therefore, once the site is removed from the Agricultural Preserve, the project will not be subject to a Williamson Act contract or the land remain within a Riverside County Agricultural Preserve. Therefore, the proposed project will result in a less than significant impact.

However, the project site is currently located within Woodcrest Agricultural Preserve No. 1 (Map No. 946), having being added to this preserve on September 12, 2006 with the adoption of Map No. 124, and a Land Conservation Contract was executed for the project site and took effect as of February 24, 1971, according to recorded instrument number 19298.

Therefore, the project applicant has also filed (1) an application for a Notice of Nonrenewal within an Agricultural Preserve, (1) an application to diminish the size of Woodcrest Agricultural Preserve No. 1 by 2.27 gross acres (being the project site), and (1) a petition to cancel the land conservation contract for the portion of the agricultural preserve being diminished. The proposed project is not considered Prime farmland and the current use is residential. If the portion of the agricultural preserve is diminished and the land conservation contract cancelled, as described above, less than significant impacts will occur because the lands associated to the project will no longer be subject to a Williamson Act contract or an agricultural preserve as previously stated, and impacts would be less than significant.

c) The applicant is proposing a change of zone from Light Agriculture ten (10 Acre Minimum) to Light Agricultural one (1 minimum). Ordinance No. 625 defines land zoned for primarily agricultural purposes as A-1, A-P, A-2, A-D, and C/V. Property directly north of the project site is zoned Light Agricultural one (1 acre minimum), to the east, and west Light Agriculture ten (10 Acre Minimum), and to the south Light Agriculture ten (10 Acre Minimum). Uses permitted in these zoning classification allows for single-family development, and agricultural uses such as vineyards, groves, field crops and processing and packaging of agricultural. The proposed Change of Zone to Light Agricultural one acre minimum (A-1-1) will change the acreage and not the zoning classification. The Light Agriculture Zoning Classification is consistent with the Land Use Designation of Rural Community: Very Low Density Residential (RC:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VLDR) (1 Acre Minimum). The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm") because the Light Agriculture (A-1) Zoning Classification will not change. The project proposes to change the zoning classification's acreage requirement not the zoning classification. Most of the adjacent land is designated Urban and Built-up, and the property does not appear to be used for agricultural purposes. Therefore, the diminishment of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area. The surrounding properties are within the Light Agriculture (A-1) Zoning Classification and the surrounding properties to the north, south and east are developed with single family residences; to the west the property has over 110 acres of agriculture. Therefore, less than significant impacts will occur in regards to this issue area.

d) The proposed Change of Zone, and Tentative Parcel Map will result in the Project site being converted from the Zoning Classification of Light Agriculture A-1-10 (10 Acre Minimum) to Light Agriculture A-1-1 (1 Acre Minimum) with two (2) residential lots. The Zoning Classification of Light Agriculture is not being proposed to be amended. The project is proposing to change the (10 acre minimum) to (1 acre minimum). This project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use because the Light Agriculture (A-1) Zoning Classification will not change with the proposal to change the zoning classification, the proposal is for the acreage requirement. Most of the adjacent land is designated Urban and Built-up, and the property does not appear to be used for agricultural purposes. Therefore, the diminishment of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area. The surrounding properties are within Light Agriculture (A-1) Zoning Classification and the surrounding properties to the north, south and east are developed with single family residences; to the west the property has over 110 acres of agriculture. Therefore, the project is less than significant impacts will occur on the site, which is classified Other Lands.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Forest				
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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The project will have no impact.

b) 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; therefore, no impact will occur

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

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

CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the SCAQMD. The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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greater than what was anticipated in the General Plan, then the proposed project would not conflict with the AQMP. The project is a Change of Zone from with Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 1-acre minimum and a Schedule "H" subdivision, which has a relatively small project scope that includes the subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The project does not require a traffic, CalEEMod, Air Quality and Green House Gas studies. The project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP. Therefore, the impacts to air quality are considered less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. SCAQMD's cumulative air quality impact methodology states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NOx, SOx, PM₁₀, or PM_{2.5}) that exceed the SCAQMD's daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. Any development in the SCAB, would have a small or large cumulatively contribute to these pollutant violations. This proposed Project would have a less than significant impact.

The project is consistent with the General Plan and the Lake Mathews/Woodcrest Area Plan land use designations. The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. 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.

Implementation of the project would not impact air quality beyond the levels documented in the Climate Action Plan (CAP) within the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. 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.

Implementation of the project would not impact air quality beyond the levels documented. The project is a Change of Zone and a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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gross acres and is currently vacant. The project does not require a traffic, CalEEMod, Air Quality and Green House Gas studies. The project would not create an impact air quality in the short-term during construction and in the long-term through operation due to the project not proposing any construction at this time.

The project would not create an impact to air quality in the short-term during construction and in the long-term through operation due to the project not proposing any construction at this time. The project would ultimately result in a less than significant impact air quality in the short-term during construction and in the long-term through operation. 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 may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. The project proposes a Change of Zone from with Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 1-acre minimum and a Schedule "H" subdivision and a 2-lot residential subdivision. Development of the project site will involve earth moving activities and construction of new facilities; however, the proposed project is not anticipated to exceed federal, state, or regional standards or thresholds or substantially contribute to existing or project air quality violations. Therefore, impacts will be less than significant.

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 residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions because it will not include commercial or manufacturing uses, or generate significant odors, as the creation of a single new parcel which may ultimately be developed to one additional single family residence and one potential second unit. Therefore, impacts will be less than significant.

d) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). This project will result in 2-single family residences and will not include agriculture uses more than those use allowed by right for the Light Agricultural zoning classification. The proposed Project, involving a small subdivision of 2.27 acres into 2 lots. The project would be compliant with applicable General Plan Policies including AQ 2.1-2.4, 4.6, and 17.10 found in the Air Quality Element (County of Riverside 2015c). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project is a four-lot residential subdivision that does not include any of the above uses. No impact will occur.

Mitigation: No mitigation is required.

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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): Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), tentative Parcel Map 37340 Western Riverside County MSHCP Compliance Document, Searl Biological Services, dated revised June 14, 2018.

Findings of Fact:

a) The project consists creating an additional parcel of land by subdividing the current 2.27 acres. The new parcel will consist of a vacant lot as no development project is currently proposed. However, the new parcel would support the future development of a single-family residence.

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. Based on the Searl Biological Services study that was prepared for the proposed project on June 14, 2018, there is no habitat on site for any endangered, or threatened species. As a sensitive species with California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Department of Fish and Game or U.S. Wildlife Service, and burrowing owls were not found on site. A 30-day preconstruction survey will be performed before a grading permit is issued to prevent an impacts. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. The project will not 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 California Department of Fish and Game or U.S. Wildlife Service. The long term SKR HCP provides Take Authorization for SKR within its boundaries when the SKR fee is paid. Therefore, impacts will be less than significant.

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 corridor, or impede the use of native wildlife nursery sites. The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project site will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of Clean Water Act. The proposed project will not conflict with any local policies or ordinances protection biological resources, such as a tree preservation policy or ordinance. There will be no impacts.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. The project is consistent with Section 6.1.2 of the MSHCP.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site is located within the required habitat assessment survey area for burrowing owl. According to the biological report, there was habitat for this species on site, and protocol burrowing owl surveys were performed. No burrowing owls or their sign was observed on site or at any of the potential owl burrows locations, including the entrances, or suitable perch locations nearby) i.e., fence posts, stakes etc.). Also, no burrowing owls were detected on or with the 150-meter buffer area of the property over the course of the four protocol-level focused burrowing owl surveys. The project is consistent with Section 6.3.2 of the MSHCP.

b) Due to the fact no habitat for endangered or threatened species occurs on site. No impacts to any endangered, or threatened species will occur.

c) The project will have no 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. The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird surveys during the nesting bird season prior to grading, would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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prevent impacts to special-status species from rising to a level of significance. Grading would not be allowed within a buffer area of the nest until the young fledge. There will be no impacts.

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. 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. Nesting bird season is February 1st through August 31st. However, if habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted prior to ground disturbance or vegetation removal.

The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a pre-construction nesting bird survey. Prior to finalization of a 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 the Riverside County Environmental Programs Department/County Biologist for review and approval. (60. Planning-EPD)

The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a 30-day preconstruction burrowing owl survey. Prior to finalization of a 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 the Riverside County Environmental Programs Department/County Biologist for review and approval. (60. Planning-EPD)

The project will not 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 with adherence to Riverside County Conditions of Approval. No migratory wildlife corridors or nursery sites occur on site. There are no impacts.

e-f) According to the MSHCP Compliance Document the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property do not exist at the project site. There are no sensitive natural communities on site. There are no impacts.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): On-site Inspection, Project Application Materials: Dudek 2018: "Phase I Cultural Resources Assessment for 15600 Chicago Avenue, Unincorporated Riverside County, California" dated April 2018.

Findings of Fact:

a) County Archaeological Report (PDA) No. 6044 submitted for this project (PM37340) was prepared by Dudek and is entitled: "Phase I Cultural Resources Assessment for 15600 Chicago Avenue, Unincorporated Riverside County, California" dated April 2018. This report was accepted by the County Archaeologist. Based on the Phase I Cultural Resources Assessment the site is not a historic site and would not alter a historic site. The South Central Coastal Information Center (SCCIC) records indicate that there are up to 60 resources have been recorded within one (1) mile of the project site. 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 a historic site because the project site is not a historic site. There are no impacts.

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. There are no impacts.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials: Dudek 2018: "Phase I Cultural Resources Assessment for 15600 Chicago Avenue, Unincorporated Riverside County, California" dated April 2018.

Findings of Fact:

a) County Archaeological Report (PDA) No. 6044 submitted for this project (PM37340) was prepared by Dudek and is entitled: "Phase I Cultural Resources Assessment for 15600 Chicago Avenue, Unincorporated Riverside County, California" dated April 2018. Based on the Phase I Cultural Resources Assessment the site is not a historic site and would not alter a historic site. The South Central Coastal Information Center (SCCIC) records indicate that there are up to 60 resources have been recorded within one (1) mile of the project site. Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site and therefore, the project will not destroy any archaeological site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to any archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. The project site is not a historic site and the possibility of finding archaeological resources would not occur with the implementation of the proposed project because there are no such archaeological resources onsite. There are no impacts.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not disturb any human remains, including those interred outside of formal cemeteries within the potential impact area because there were none identified. There are no impacts.

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) Implementation of the proposed Project will comply with the California Green Building Standards Code and will not impact the environment due to wasteful, inefficient, or unnecessary consumption of energy resources. The Project is a tentative parcel map, which does not propose development at this time. However, the project would result in the ability to construct new residential uses per parcel. These residential uses and structures are not anticipated to utilize a significant amount of resources during project construction or operation. In addition, the project would be required to comply with the California Energy Code and the Title 24/California Green Building Standards Code, which establish mandatory measures related to energy efficiency in new construction. With the implementation of these measures, there would be no impact related to a conflict with an adopted energy conservation plan.

Mitigation: No mitigation is required.

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

GEOLGY 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 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, Geology Report

Findings of Fact:

a) The proposed project is not located within proximity to the Alquist-Priolo Earthquake Fault Zone Overall, the project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential developments, the requirements are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to RCLIS (GIS database), the potential for this site to be affected by seismically induced liquefaction is considered very low. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

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

a) Strong ground shaking can be expected at the site, as well as virtually all of southern California, during moderate to severe earthquakes in this general region. Potential impacts from ground-shaking can be lessened to a level of insignificance through compliance with the current California Building Code Seismic Design requirements and the building permit review process. Such compliance shall be required by Riverside County Ordinance. This requirement is not considered unique mitigation for CEQA purposes because it is generally applicable across the entire County. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

a) The project site is not located within 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 rock fall hazards. There is no 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?

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

Findings of Fact:

a) The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. This condition does not occur on the project site. However, according to "Map My County," the project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will prevent potential impacts. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, coupled with the lack of potential physical environmental impacts due to geologic hazards, they are not considered mitigation for CEQA implementation purposes. In addition, the project geologist concluded that unfavorable ground subsidence is not anticipated. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

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

Findings of Fact:

a) The project site is relatively flat, there are no natural slopes on or near the site that could impact the proposed development, and no significant slopes are proposed. Furthermore, proposed grading will not create cut or fill slopes, nor will it affect or negate subsurface sewage disposal systems. Therefore, impacts will be less than significant

b) The proposed project is a tentative parcel map to subdivide two lots, there are no natural slopes on or near the site that could impact the proposed development, and no significant slopes are proposed. No grading is being proposed at this time and will not create cut or fill slopes greater than 2:1 or higher than 10 feet; therefore no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project is a tentative parcel map to subdivide two lots and development is not being proposed at this time would not result in grading that affects or negates any active subsurface sewage disposal systems, however the project can result in a second dwelling use by right that will require grading. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

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

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

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent the impact from rising to a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will prevent any potential impact from rising to a level of significance. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. The impact is less than significant.

c) The project is for a lot subdivision and will not require the use of sewers or septic tanks because the project only proposes to divide the parcel. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

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

a) The site is located in an area of High 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 (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Possible greenhouse gas producing elements of the proposed use, two lot subdivision, Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. Short term construction activities will involve the use of diesel run construction equipment. The GHG analysis prepared for the proposed residential component of the proposed Project evaluated emissions associated with construction and operation and were compared with significance threshold developed by the SCAQMD, which provides a conservative means of evaluating whether project emissions would cause a significant impact. The project is to subdivide an existing residential parcel. The project development will ultimately result in an addition of a single family residence with the possibility of a second unit by right. There is no construction proposed for this project. The project will generate greenhouse gas emissions, either directly or indirectly, that may have a temporary less than significant impact on the environment during construction. Therefore, greenhouse gas emissions are expected to be generated, because no construction is proposed at this time. There is no impact.

b) The project is to subdivide an existing residential parcel. The project development will ultimately result in an addition of a single family residence with the possibility of a second unit by right. The project would not conflict with the General Plan policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The analysis determined that during construction and operation the Project would not generate greenhouse gas emissions, in excess of 3,000 metric tons of CO₂e either directly or indirectly, that may have a significant impact on the environment. The project will not conflict with any plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

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

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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?

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?

Source(s): Project Application Materials

Findings of Fact:

a-b) The project has been reviewed by the Department of Environmental Health and is not anticipated to create a significant hazard to the public or the environment due to the transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials. The project was reviewed by the Department of Environmental Health and was not found to have hazards to the public and environment. Therefore, the environmental impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there is no impact.

d) The project site is not located within one-quarter mile of an existing or proposed school. The Martin Luther King Jr. High School, is 1.6 miles from the site. Therefore, there is no impact.

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 would not create a significant hazard to the public or the environment. The project site is not identified as a potential cleanup site on the EnviroStor website (<https://www.envirostor.dtsc.ca.gov/public/>), nor is it located in close proximity to any such site. Therefore, there is no impact.

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

Monitoring: No monitoring is required.

22. Airports

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

b) Require review by the Airport Land Use Commission?

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?

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?

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

Findings of Fact:

a) The project site is located within Airport Compatibility Zone B of the March Air Reserve Base/Inland Port Airport Influence area and therefore is subject to the review by the Airport Land Use Commission (ALUC). On November 2, 2017, notification in regards to this project was sent to the ALUC, requesting review of the project. The project was scheduled for an ALUC hearing on April 12, 2018 (File No. ZAP1299MA18) and was found to be consistent as it relates to airport compatibility plan subject to standard conditions of approval, (15. Gen- ALUC). Therefore, impacts are less than significant.

b) The tentative map and change of zone were reviewed by the Airport Land Use Commission on November 2, 2017. They determined that the project was consistent with the Airport Land Use Compatibility Plan. Therefore, impacts are less than significant.

c) It has been determined through ALUC review that the project where resident densities are located, that the project is not restricted. Therefore impacts are less than significant.

d) The project is not located within the vicinity of a private airstrip or heliport and therefore does not pose a safety hazard to people residing or working in the project area. Therefore, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

a) The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. The project does not propose any new construction. The project proposes to subdivide the parcel into two (2) parcels that would support an additional single-family residence. The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality because the project has been fully graded and has an existing residence. Therefore impacts are less than significant.

b) The proposed project has an existing single family residence and has been fully graded. The proposed project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existng single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There is no new development being proposed at this time. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of the single-family residence will not interfere with any groundwater supply. The project will not significantly alter the existing drainage pattern. Therefore impacts are less than significant.

c) This project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two, therefore no drainage study was required or needed due to the small size and scope of the subdivision. Therefore, when grading and building plans are submitted for the future residential development of the site standard conditions of approval will ensure that any 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 water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. The project has an existing home and has been fully graded. In addition, there are no impervious improvements proposed and therefore, no WQMP was required. Therefore impacts are less than significant.

d) The project will not create or contribute to substantial erosion or siltation on-site or off-site and will not exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of substantial erosion or siltation on-site or off-site because the project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two.

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, because the project is a small size and scope subdivision of 2.27 acres into two parcels. Therefore impacts are less than significant.

f) The project has an existing residence and is developed and has the potential for another residence and therefore would not 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. The proposed project has an existing single family residence and has been fully graded. Therefore, when grading and building plans are submitted for the future residential development of the site standard conditions of approval will ensure that any contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Therefore impacts are less than significant.

g) The project has an existing residence on site has been fully graded, the project will not degrade water quality. No storm water BMPs are required, because there is no development being proposed at this time nor does the scope of the project require BMPs or planned stormwater drainage systems. The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two and would not impeded or redirect flood flows. Therefore, when grading and building plans are submitted for the future residential development of the site standard conditions of approval will ensure that the construction does not impeded or redirect flood flows. Therefore impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h-i) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support an additional single-family residence on Parcel two and would not cause flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan because the project is not near a body of water and is fully graded. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

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

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

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

Findings of Fact:

a) The General Plan Foundation Component and Land Use Designation is Community Development: Very Low Density Residential, (1 Acre Minimum) (CD: VLDR). The project proposes the Change of Zone from Light Agricultural, Ten Acre Minimum, to Light Agricultural, One Acre Minimum. There is an existing residence that was constructed in 1977, and no new construction is proposed at this time. The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. The proposed Change of Zone from Light Agricultural (10 Acre Minimum) (A-1-10) to Light Agricultural (1 Acre Minimum) (A-1-1) will be consistent with the Land Use Designation of Rural Community: Very Low Density Residential (1 Acre Minimum). The General Plan designation of Rural Community: Very Low Density Residential and the Zoning Classification of Light Agricultural (1 Acre Minimum) (A-1-1) will be consistent with the Land Use Designation requirement of the acreage size (1 Acre Minimum). The project site is inconsistent with the existing Zoning Classification of Light Agricultural, (10 Acre Minimum) (A-1-10) and the Rural Community: Very Low Density Residential (1 Acre Minimum) due to the project's parcel size of only 2.27 acres. This proposed project is also to subdivide the lot into two parcels of approximately 1.08 acres and 1.18 acres, and the proposed zoning of to Light Agricultural one (1 Acre Minimum) would be consistent. The project's use will continue as residential and the Zoning Classification being proposed will is not change zone only the acreage requirement from 10 acres to 1 acres. Therefore, the project will result in a less than significant environmental impact or create conflict

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

b) The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acreage and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acreage and is currently vacant. The subdivision would support a future single-family residence on Parcel two. The project site is already existing and no new construction is proposed at this time. Therefore, this project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is not within Mineral Resource Zones, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There will be no impact.

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

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impact.

Mitigation: No mitigation is required.

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

NOISE Would the project result in:

26. Airport Noise

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

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

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

Findings of Fact:

a) The site is located at 15600 Chicago A venue (on the easterly side of Chicago Avenue), southerly of Gentian Avenue, and northerly of Hibiscus Avenue, within the unincorporated community of Woodcrest, approximately 22,800 feet westerly of the northerly end of Runway 14-32 at March Air Reserve Base. It has been determined through ALUC review that the project where resident densities are located, that the project is not restricted. The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL range from aircraft noise. Therefore, impacts are less than significant.

b) As the site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area, where resident densities are not restricted, both the existing and proposed zoning are consistent. It has been determined through ALUC review that the project where resident densities are located. 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 impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

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

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

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

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

a-b) The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. The proposed project has an existing residence and no construction is proposed for this tentative subdivision at this time. Therefore the project will not produce any new noise or expose any person to a generation of noise levels. There is no impact.

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?

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

a) According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. There is no impact.

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?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

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

a-b) The project will create an additional parcel that could be developed to add a single-family residence in the future. It will therefore not displace housing or require the replacement of housing elsewhere and will not create a demand for additional housing or modify household earnings. There is no impact.

c) The project will not displace people or require the construction of replacement housing. The project will not affect the County Redevelopment Project area. There will be no increase of the population as a result of this project. There is no expected population growth as a result of this project which would require an increase in new homes or businesses. There is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to address the potential effects to fire services. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to address the potential effects to sheriff services. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): Riverside Unified School District 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 Riverside Unified School District. This project must to comply with School Mitigation Impact fees in order to address the potential effects to school services. Therefore there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to address the potential effects to library services. This is a standard Condition of Approval and pursuant to CEQA. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact.

Mitigation: No mitigation is required.

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

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?

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?

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a) The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Impacts are less than significant.

b) The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support an additional single-family residence on Parcel two and would not create the 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. Therefore, impacts are less than significant.

c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

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

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

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts recreational trails.

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

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site would not result in any conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities because the project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. The project frontage road is Chicago Avenue and is already paved. There are no impacts.

b) The project will have a less than significant impact on the level of service standard established by the county 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 because the project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support an additional single-family residence on Parcel two. The project frontage road is Chicago Avenue and is already paved. Impacts are less than significant.

c) The project will have a less than significant impact on the increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses highways because the project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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currently vacant. The subdivision would support an additional single-family residence on Parcel two. The project frontage road is Chicago Avenue and is already paved. Impacts are less than significant.

d) The project site will have no impact on maintenance of roads because the project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support an additional single-family residence on Parcel two. The project frontage road is Chicago Avenue and is already paved. Impacts are less than significant.

e) The proposed project site would have no substantial impact on circulation during the project's construction because this project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two, which would not substantially increase circulation. The project frontage road is Chicago Avenue and is already paved. Impacts are less than significant.

f) The proposed project site would have less than significant impact on emergency access or access to nearby uses because the proposed project will have the same access road of Chicago Avenue. There will be no 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?

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts bike trails.

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
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<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 Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eleven requesting tribes on November 02, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. Both tribes requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribes on June 13, 2018. Consultation with Soboba was concluded on June 14, 2018. A closure letter was received from Pechanga on June 13, 2018. No tribal cultural resources were identified by any of the tribes because there are none present. Therefore there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Water Company

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

a) The project will be served by the Western Municipal Water District with water. The Riverside County Department of Environmental Health has reviewed this project. The project will require the expansion of existing facilities to connect to the Western Municipal Water District water and septic, the construction of which would not cause significant environmental effects, because the project is not proposing future development at this time the expansion will not be required until future development is proposed. Therefore, impacts are less than significant.

b) Western Municipal Water District requires the project to connect to the water and sewer service. There is a sufficient water supply available to serve the project from existing residence and resources are established. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. The construction to connect to the water and sewer service which would not cause significant environmental effects, because the project is not proposing future development at this time the expansion will not be required until future development is proposed. Impacts are less than significant. (50.E Health)

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?

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?

Source(s): Department of Environmental Health Review

Findings of Fact:

a) There is no construction proposed for this project, therefore it will not result in the requirement for a new wastewater treatment facility. Furthermore, the existing residence is connected the septic and when the second residence is built it will be required to have new water treatment facilities. The construction to connect to the water and sewer service which would not cause significant environmental effects, because the project is not proposing future development at this time the expansion will not be required until future development is proposed. Therefore, impacts are less than significant.

b) The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existng single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. There is no need provide new services to this location at this time, however when the second residence is built it will be required an expansion to the existing wastewater treatment facilities. Therefore, impacts are less than significant. (50.E Health)

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

Monitoring: No monitoring is required.

42. Solid Waste

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?

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)?

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

Findings of Fact:

a) Construction and operation of the proposed 2-lot subdivision would support a future single-family residence on Parcel two and would not substantially add to the landfill because the project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. Waste collected from unincorporated portions of western Riverside County are disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation. Impacts are less than significant.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan). The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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



ITEM: 21.1
(ID # 13295)

MEETING DATE:

Tuesday, September 22, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON AGRICULTURAL PRESERVE CASE NO. 1071, RESOLUTION NO. 2020-022 DIMINISHING THE WOODCREST AGRICULTURAL PRESERVE NO. 1, CHANGE OF ZONE NO. 7954, TENTATIVE PARCEL MAP NO. 37340, and NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43076 – Applicant: Shozo and Ming Nozawa – Engineer/Representative: Guan Wang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) – Location: northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave – 2.27 Acres - Zoning: Light Agriculture (A-1-10) - REQUEST: Change of Zone No. 7954 proposes to amend the zoning classification for the subject property from Light Agriculture 10-acre minimum (A-1-10) to Light Agriculture 1-acre minimum (A-1-1). Tentative Parcel Map No. 37340 proposes to subdivide one parcel of approximately 2.27 acres into 2 single-family residential lots. The lots range in size from 1.08 to 1.18 gross acres. The Agricultural Preserve Case No. 1071 proposes to diminish 2.27 gross acres of the Woodcrest Agricultural Preserve No. 1. – APN: 280-060-003. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43076**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

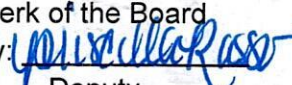
ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt 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: September 22, 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 CHANGE OF ZONE NO. 7954** amending the zoning classification for the subject property from Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 1-acre minimum (A-1-1) in accordance with the Change of Zone Exhibit No. 3, subject to adoption of the zoning ordinance by the Board of Supervisors and final cancellation of the Land Conservation Contract, and based upon the findings and conclusions incorporated in the staff report;

3. **TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1071**, a proposal as depicted on Map No. 1056 to diminish the Woodcrest Agricultural Preserve No. 1, Map No. 20, as amended through Map No. 1071, as recommended by the Comprehensive Agricultural Preserve Technical Advisory Committee on July 26, 2018, based on the findings and conclusions provided in the Comprehensive Agricultural Preserve Technical Advisory Report and, the findings and conclusions provided herein and in Resolution No. 2020-022; and, issue a Certificate of Tentative Cancellation to cancel the Land Conservation Contract, subject to the conditions in Resolution No. 2020-022;

4. **ADOPT RESOLUTION NO. 2020-022** tentatively approving the diminishment of Woodcrest Agricultural Preserve No. 1, as shown on the Exhibit B map titled "Map No. 20, Woodcrest Agricultural Preserve No. 1, amended by Map No. 124, 357, 638, 648, 864, 946, and 1071", and issuing a Certificate of Cancellation to cancel the Land Conservation Contract, based upon the findings and conclusions incorporated in the resolution and staff reports;

5. **DIRECT** the Clerk of the Board to file and record Resolution No. 2020-022 as well as the corresponding exhibits with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation of the State of California, the Treasurer of Riverside County, and the Office of the Assessor of Riverside County; and

6. **APPROVE TENTATIVE PARCEL MAP NO. 37340**, subject to the attached advisory notification document and conditions of approval, subject to final approval of Change of Zone No. 7954 and cancellation of the Land Conservation Contract, and based upon the findings and conclusions incorporated into the staff report.

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: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

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

Summary

The project consists of Change of Zone No. 7954, Tentative Parcel Map No. 37340, and Agricultural Preserve Case No. 1071. The project site is approximately 2.27 acres and has a single family dwelling unit. The project site's General Plan land use designation is Rural Community: Very Low Density Residential and its zoning classification is Light Agriculture, 10 acre minimum. The project is located within the Lake Mathews/Woodcrest Area Plan boundary; generally east of Chicago Avenue, south of Gentian Avenue, west of Cecil Avenue, and north of Hibiscus Avenue.

Change of Zone No. 7954 (CZ07954) is a proposal to change the project site's zoning classification from Light Agriculture, 10 acre minimum (A-1-10) to Light Agriculture, 1 acre minimum (A-1-1). The proposed zoning classification is consistent with the project site's existing land use designation of Rural Community: Very Low Density Residential (RC:VLDR). RC:VLDR supports single family residences on large parcels of 1 to 2 acres.

Tentative Parcel Map No. 37340 (PM37340) is a proposal for a Schedule "H" subdivision to create two parcels. Parcel one is proposed at 1.18 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.08 gross acres and is currently vacant. The proposed lot sizes are consistent with the property site's existing land use designation and proposed zoning classification.

Agricultural Preserve Case No. 1071 (AG No. 1071) is a request to remove the project site from the Woodcrest Agricultural Preserve No. 1. The removal of these acres will leave approximately 10.18 acres within the Woodcrest Agricultural Preserve No. 1. The project site is subject to a land conservation contract. The exterior boundaries of the land to be diminished from Woodcrest Agricultural Preserve No. 1 are shown and described in the map and legal description attached to Resolution No. 2020-022.

Woodcrest Agricultural Preserve No. 1, which includes the project site, was established with the adoption of Map No. 20 on February 24, 1969 and originally consisted of 139.38 acres. The Woodcrest Agricultural Preserve No. 1 was subsequently amended by Maps Nos. 124, 357, 638, 648, 864, and 946 and currently consists of 12.51 acres.

The approval of Resolution No. 2020-022 will allow the property owner to move forward with the cancellation of the land use contract. Final approval of AG01071 will be brought back to the Board for approval once the Williamson Act Contract cancellation fee is paid. Recordation of the Final Parcel Map No. 37340 and final action of the Change of Zone shall not occur until the Williamson Act Contract cancellation fee is paid.

Land Conservation Contract

A land conservation ("Williamson Act") contract was executed in 1971 by the land owners at the time (Instrument No. 19298). However, subsequent land owners for the project site has filed a Notice of Non-renewal with the County of Riverside on February 7, 2018, which was recorded in

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

July 31, 2018 (Instrument No. 2018-0307771). The Williamson Act contract will expire on December 31, 2027.

Alternative Land Use for AG01071

The proposed alternative land use is Tentative Parcel Map No. 37340, which proposes a Schedule "H" subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.18 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.08 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two.

Technical Advisory Committee

The Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) met on July 26, 2018, and evaluated AG No. 1071. The CAPTAC found the proposed diminishment "Acceptable", as it is consistent with the Land Conservation Act of 1965 and therefore recommends the Board of Supervisors grant the proposed diminishment.

General Plan Consistency

Approval of AG01071 and final cancellation of the Land Conservation Contract is required to allow development to occur pursuant to the property's existing General Plan Land Use Designation of RC:VLDR. RC:VLDR supports single family residential uses on 1 to 2 acre lots and limited agricultural uses. Intensive equestrian and animal keeping uses are expected and encouraged in this designation. The property's existing zoning classification of Light Agriculture, 10 acre minimum. CZ07954 will modify the minimum lot size requirement of 10-acres to 1-acre. Light Agriculture, 1-acre minimum allows uses and lot sizes that are consistent with RC:VLDR. PM37340 will create two parcels that are approximately 1 acre in size. The lot size is consistent with the existing land use designation and proposed zoning classification.

Environmental Analysis

An Initial Study ("IS") and a Negative Declaration have been prepared for this project as well as the proposed alternative land use of subdivision for the site in accordance with California Environmental Quality Act (CEQA). The IS and Negative Declaration represent the independent judgment of Riverside County. The IS and Negative Declaration were circulated for public review per State CEQA Guidelines Section 15105.

The Planning Commission considered the Project on November 20, 2019. After hearing public testimony the Planning Commission closed the public hearing and recommended approval of the project (vote of 5-0) to the Board of Supervisors.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Planning Commission Hearing.

Additional Fiscal Information

All fees are paid by the applicant. No General Fund dollars will be used.

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

ATTACHMENTS:

- A. RESOLUTION NO. 2020-022**
- B. PLANNING COMMISSION MINUTES**
- C. PLANNING COMMISSION STAFF REPORT**
- D. COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY
COMMITTEE REPORT AND CANCELLATION VALUE LETTER (UPDATED VALUE)**
- E. CHANGE OF ZONE NO. 7954 EXHIBIT 3**



Jason Farin, Principal Management Analyst 9/15/2020



Gregory H. Priamos, Director County Counsel 8/27/2020



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 20, 2019**

I. AGENDA ITEM 4.1

CHANGE OF ZONE NO. 7954 and TENTATIVE PARCEL MAP NO. 37340 – Intent to Adopt a Negative Declaration – EA43076 – Applicant: Shozo & Ming Nozawa – Engineer/Representative: Guan Wang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (1 Acre Minimum) (RC-VLDR) – Location: Northerly of Hibiscus Avenue, southerly of Gentian Avenue, easterly of Chicago Avenue, and westerly of Cecil Avenue – 2.27 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10).

II. PROJECT DESCRIPTION:

Change of Zone No. 7954 proposes to change the zone from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). **Tentative Parcel Map No. 37340** proposes a Schedule "H" subdivision of 2.27 acres into two (2) parcels; 1.18 and 1.08 acre lots for single family residential development.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Spoke in favor:

John Wall, Applicant Representative

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

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

A vote of 5-0

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

ADOPT a Negative Declaration for Environmental Assessment No. 43076; and,

TENTATIVELY Approve Change of Zone No. 7954; and,

APPROVE Tentative Parcel Map No. 37340, subject to the conditions of approval.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07954 PM37340

Supervisor: Jeffries
District 1

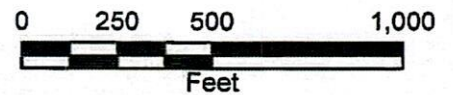
Date Drawn: 11/07/2018
Exhibit 1

LAND USE



Zoning Dist: Woodcrest

Author: Vinnie Nguyen

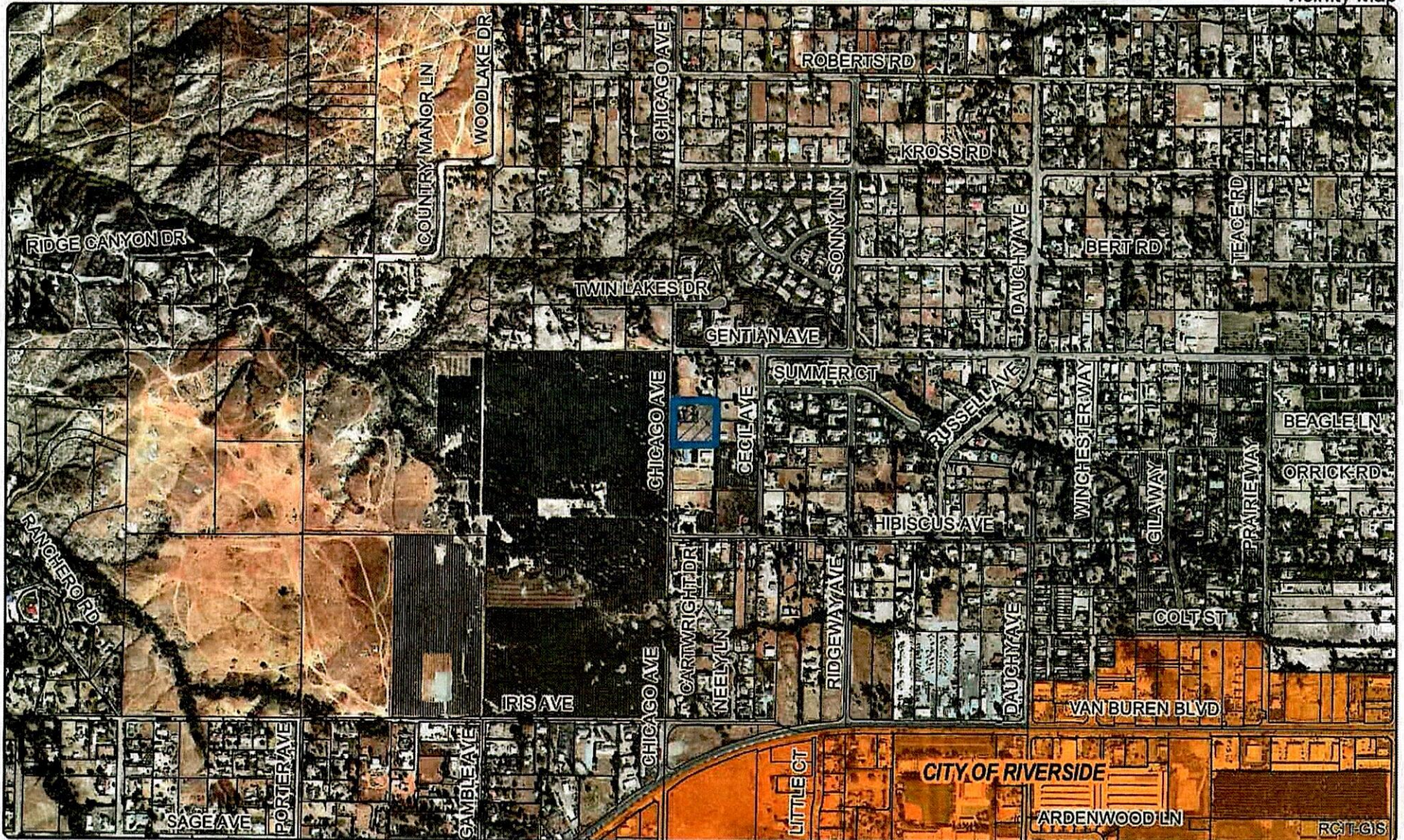


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07954 PM37340
VICINITY/POLICY AREAS

Supervisor: Jeffries
District 1

Date Drawn: 11/07/2018
Vicinity Map



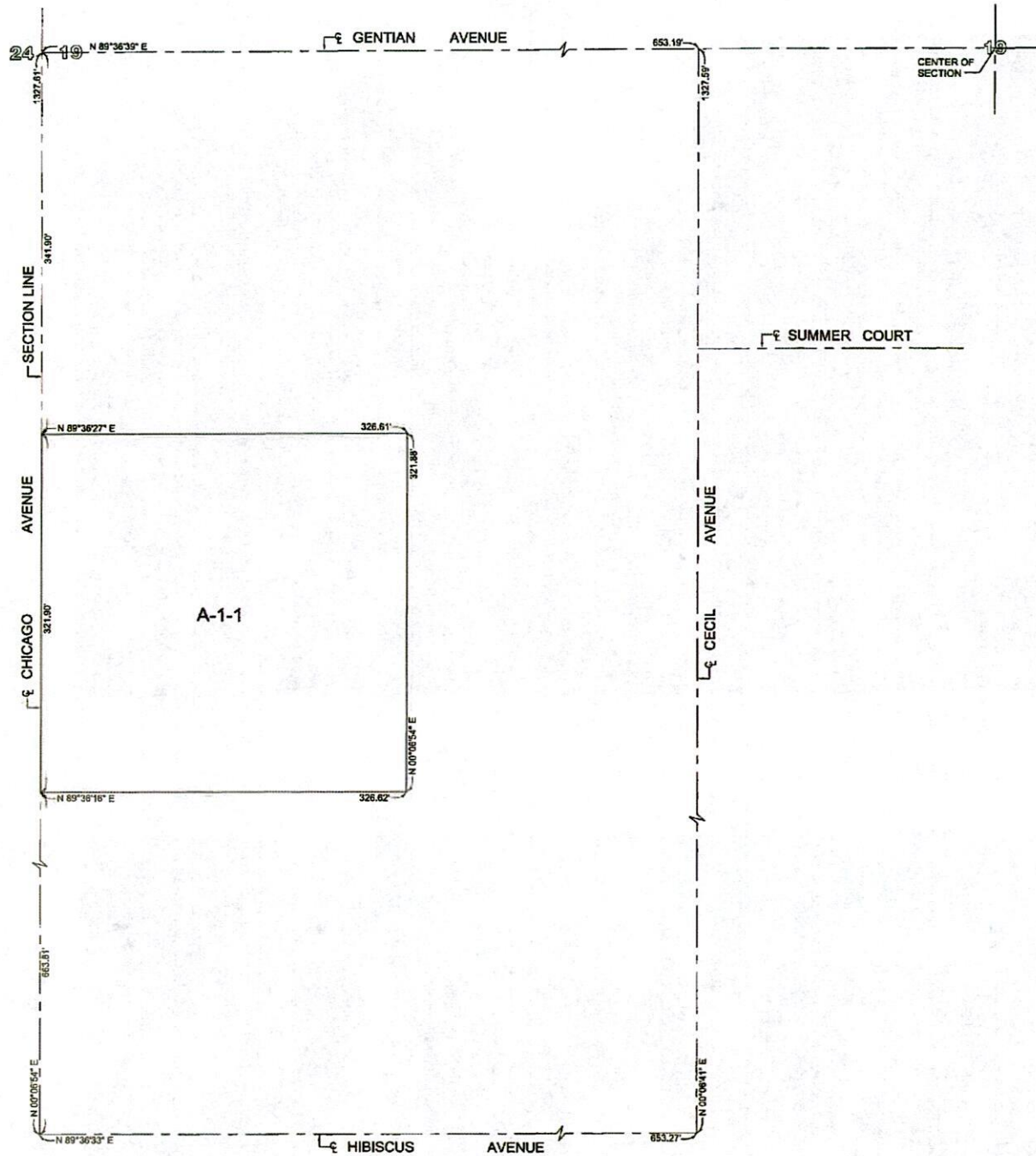
Zoning Dist: Woodcrest

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 resolve 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)935-3200 (Western County) or in Palm Desert at (760)960-8277 (Eastern County) or Website <http://rctaonline.coftrb.ca.gov>

SECTION 19, T.3 S., R. 4 W., S.B.M.

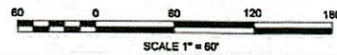


LEGEND: **A-1-1** LIGHT AGRICULTURE ONE ACRE MINIMUM LOT AREA

CHANGE OF OFFICIAL ZONING PLAN

WOODCREST DISTRICT

CHANGE OF ZONE CASE NO. XXXX
 AMENDING ORDINANCE NO. XXX
 ADOPTED BY ORDINANCE NO. XXXLXXXX
 OCTOBER 16, 2017



APN: 280-060-003

RIVERSIDE COUNTY BOARD OF SUPERVISORS

1.



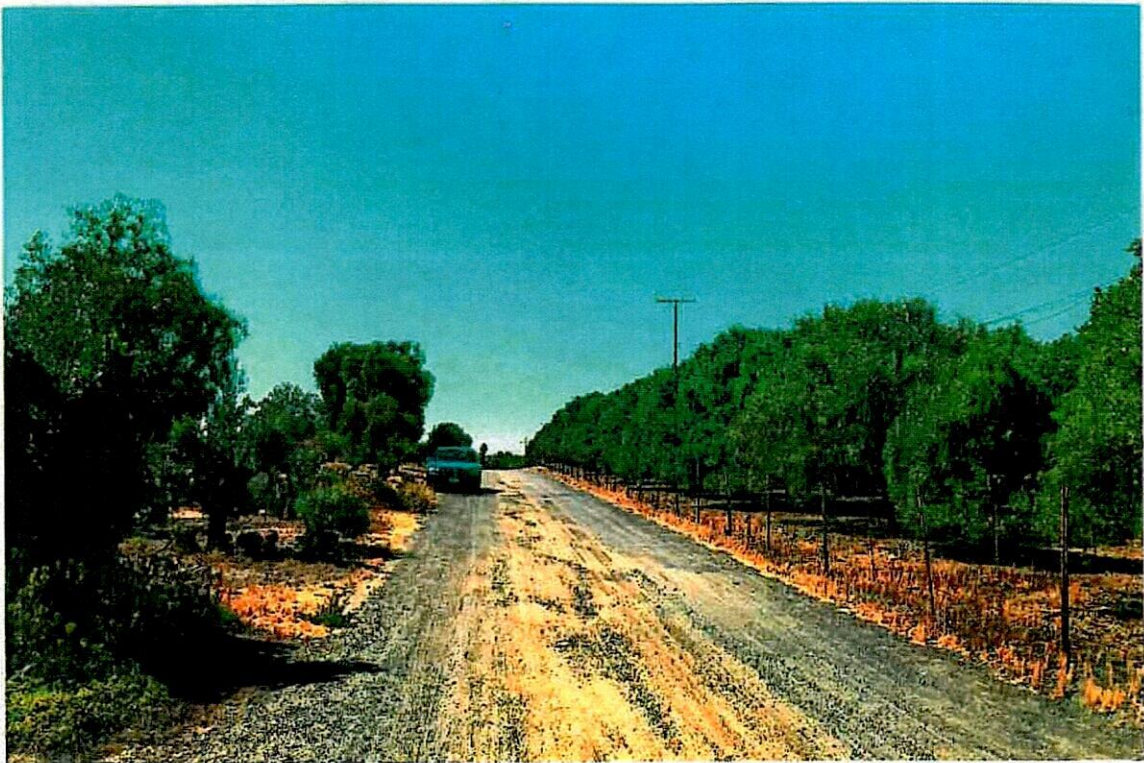
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Planning Director

NEGATIVE DECLARATION

Project/Case Number: CZ07954, PM37340, and AG01071

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Dionne Harris Title: Project Planner Date: June 20, 2019

Applicant/Project Sponsor: Ming Chin Nozawa Date Submitted: June 20, 2019

ADOPTED BY: Planning Director

Person Verifying Adoption: Dionne Harris Date: June 20, 2019

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

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

For additional information, please contact Dionne Harris at 951-955-6836.

Revised: 05/30/19

Y:\Planning Case Files-Riverside office\PM37340\DH-PC-BOS Hearings\DH-PC\PM37340.Negative Declaration.docx

Please charge deposit fee case#: ZEA 43076 ZCFG6451

FOR COUNTY CLERK'S USE ONLY



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



*Juan C. Perez
Agency Director*

08/16/19, 3:20 pm

PM37340

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37340. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PM37340, CZ07954 & AG01071) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description

Change of Zone No. 7954 (CZ07954) - The Project site consist of one parcel totaling approximately 2.27 gross acres and is presently zoned with Light Agriculture, 10 acre minimum (A-1-10). The applicant is proposing to change the zone from Light Agriculture, 10 acre minimum (A-1-10) to Light Agriculture, 1 acre minimum. Tentative Parcel Map No. 37340 (PM37340) – Schedule "H" subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. Together, CZ07954 and PM37340 comprise the "Project".

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBIT(S)

Tentative Map, PM37340 dated 11-6-2018. Change of Zone No. 7954, dated 11-6-2018.

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:

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)**

• 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 • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA) 3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) • Ord. No. 413 (Regulating Vehicle Parking) • Ord. No. 421 (Excavation Covering & Swimming Pool Safety) • Ord. No. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • Ord. No. 460 (Division of Land) • Ord. No. 461 (Road Improvement Standards) • Ord. No. 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) • Ord. No. 671 (Consolidated Fees) • Ord. No. 679 (Directional Signs for Subdivisions) • Ord. No. 787 (Fire Code) • Ord. No. 859 (Water Efficient Landscape Requirements) • Ord. No. 915 (Regulating Outdoor Lighting) 4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

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

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 1 0010-Planning-All-GEN - HOLD HARMLESS (cont.)**

(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-All. 2 Gen - ALUC

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 2 Gen - ALUC (cont.)**

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be given to all potential purchasers of the proposed lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.

4. No detention basins are shown on the parcel map. Any new detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

Planning-All. 3**USE - REQUIRED CHANGE OF ZONE AND AGRICULTURAL PROJECT**

The Tentative Parcel Map No. 37340, no final map may be recorded until the projects: Change of Zone No. 7954 and Agricultural Preserve Diminishment No. 1071, have been approved and adopted by the Board of Supervisors and is effective.

ADVISORY NOTIFICATION DOCUMENT**Planning-CUL****Planning-CUL. 1 If Human Remains Found (cont.)**

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-CUL. 2 PDA6044r1 accepted

County Archaeological Report (PDA) No.6044 submitted for this project (PM37340) was prepared by Dudek and is entitled: "Phase I Cultural Resources Assessment for 15600 Chicago Avenue, Unincorporated Riverside County, California" dated April 2018. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on April 19, 2018. Revised County Archaeological Report (PDA) No. 6044r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated April 2018. This report was received on June 2018 and accepted by the County Archaeologist on June 13, 2018. PDA06044r1 concludes: No previously- or newly-recorded cultural or built environment resources have been identified as a result of the literature review or pedestrian survey. The NAHC Sacred Lands File search stated that the area within 1-mile radius of the project area was known to be sensitive for cultural resources, however, no Native American cultural resources were identified within the current project area. The project area has been extensively disturbed due to use as agricultural and orchard lands, and it currently hosts a residential home, associated landscape, and an area that has been cleared of vegetation and repeatedly graded since the early 2000s. Because of previous disturbances within the project area, archaeological sensitivity within the project site is considered to be low. No additional work is recommended. PDA06044r1 recommends: Although no resources have been recorded within the project area, subsurface resources are always a possibility. In the event that archaeological materials are encountered during ground-disturbing construction activities, all activities must be suspended in the vicinity of the find. The discovery must be reported to the County, and must be protected from disturbance and vandalism until the resources are fully recorded and evaluated by a qualified archaeologist. Should the find be prehistoric in age, Native American tribes who have requested involvement should be contacted. Work cannot proceed until the County has granted authorization to proceed. If human remains are discovered, State Health and Safety Code Section 7050.5 states that further disturbances and activities must stop in any area or nearby area suspected to overlie remains, and the County Coroner contacted. Pursuant to CA PRC Section 5097.98, if the remains are thought to be Native American, the coroner will notify the NAHC, which will then notify the Most Likely Descendent (MLD). At this time, the person who discovered the remains will contact the County so that they may work with the MLD on the respectful treatment and disposition of the remains. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 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,

ADVISORY NOTIFICATION DOCUMENT**Planning-CUL****Planning-CUL. 3 Unanticipated Resources (cont.)**

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-PAL**Planning-PAL. 1 LOW PALEO POTENTIAL**

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.) acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per 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.

8. 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.

Transportation

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

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

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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

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

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

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

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit 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 exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: PM37340

Parcel: 280060003

50. Prior To Map Recordation

E Health

050 - E Health. 1 **0050-E Health-MAP - CERT OF EXISTING OWTS** **Not Satisfied**

Prior to map recordation, the existing onsite wastewater treatment system (OwTS)/septic, on parcel 1 shall be reviewed by this Department. This will require the submittal of a C-42 certification of the system that includes a plot plan to ensure that the system has proper setbacks and is properly contained within the boundaries of parcel 1. Please call 951-955-8980 for any additional questions.

Fire

050 - Fire. 1 **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 16%. Access will not be less than 12 feet in width and will have a vertical clearance of 13.5 feet. Access will be designed to withstand the weight of 40 thousand pounds imposed load. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 2 **0050-Fire-MAP-#7-ECS-HAZ FIRE AREA** **Not Satisfied**

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.8.

050 - Fire. 3 **0050-Fire-MAP*-#59-ECS-HYDR REQUIR** **Not Satisfied**

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, (CUSTOMIZE FROM SPECIALIST) as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

Survey

050 - Survey. 1 **0050-Survey-MAP - EASEMENT** **Not Satisfied**

Any easement not owned by a public utility, public entity

Plan: PM37340

Parcel: 280060003

50. Prior To Map Recordation

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT (cont.) Not Satisfied

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

Transportation

050 - Transportation. 1 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 2 0050-Transportation-MAP - SUFFICIENT R-O-W Not Satisfied

Sufficient right-of-way along Chicago Avenue shall be dedicated for public use to provide for a 30 foot half-width right-of-way per Standard No. 106, Section "A", Ordinance 461.

050 - Transportation. 3 0050-Transportation-MAP-DEDICATIONS/ACCEPTANCE/SU Not Satisfied

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION 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. A notarized letter of permission and/or recorded easement 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. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

Plan: PM37340

Parcel: 280060003

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS GRADE-MAP - IF WQMP IS REQUIRED (cont.) Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-MAP IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Planning

060 - Planning. 1 0060-Planning-GEN - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for TENTATIVE PARCEL MAP NO. 37340 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

060 - Planning. 2 0060-Planning-GEN - GRADING & BRUSHING AREA Not Satisfied

The developer/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites, leach fields, existing agricultural areas, and fuel modification zones, as identified on the APPROVED EXHIBITS. The Planning Department shall verify the plan check approved grading plans conform to the APPROVED EXHIBITS as part of the grading review process. The Planning Department shall clear this condition upon determination of compliance.

060 - Planning. 3 0060-Planning-GEN - GRADING PLAN CLEARANCE Not Satisfied

Prior to the issuance of a grading permit, the developer shall submit a Request for Planning Clearance of Rough Grading Permit form to the Planning Department. The Planning Department shall verify that the plan-check approved grading plan is in conformance with APPROVED EXHIBITS. The developer shall also submit proof of compliance with all Planning Department "Prior to Grading Permit Issuance" conditions at that time. Upon determination of condition compliance, the Planning Department will clear all "Prior to Grading Permit Issuance" conditions. NOTE: All proposed grading for structures including, but not limited to, new dwellings, outbuildings, barns, corrals,

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Parcel: 280060003

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 **0060-Planning-GEN - GRADING PLAN CLEARANCE (cont.)** **Not Satisfied**
and storage buildings shall occur within the approved building pad sites.

060 - Planning. 4 **0060-Planning-GEN - REQUIRED APPLICATIONS** **Not Satisfied**

No grading permits shall be issued until Change of Zone No. 7954 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and zone ultimately applied to the property.

Planning-EPD

060 - Planning-EPD. 1 **0060-EPD-30-Day Burrowing Owl Preconstruction Survey** **Not Satisfied**

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 **0060-EPD-Nesting Bird Survey (MBTA)** **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. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

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.

Transportation

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

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

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

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

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT WQMP REPORT Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP -NO BUILDING PERMIT WITOUT 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 Grading 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

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80. Prior To Building Permit Issuance

BS-Grade

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

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.

Fire

080 - Fire. 1 **0080-Fire-MAP - HFA REVIEW & APPROVAL** **Not Satisfied**

Fire department shall review and approve setbacks, water and access for any proposed structures in a hazardous fire area.

Planning

080 - Planning. 1 **0080-Planning-GEN - FEE BALANCE CHECK** **Not Satisfied**

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for TENTATIVE PARCEL MAP NO. 37340 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Note: This condition shall be considered cleared if the 60 Series FEE BALANCE condition is in a MET status.

080 - Planning. 2 **0080-Planning-GEN - SCHOOL MITIGATION (1)** **Not Satisfied**

Prior to the issuance of building permits, the developer/permit holder shall pay mitigation fees in accordance with California State Law to the Riverside Unified School District School District. Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. The TLMA Counter Service Division shall clear this condition upon determination of compliance.

Transportation

080 - Transportation. 1 **0080-Transportation-MAP - SUBMIT WQMP REPORT** **Not Satisfied**

This condition applies if a grading permit is not required.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-MAP - SUBMIT WQMP REPORT (cont.) Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 0080 - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the 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 - PRECISE GRADE APPROVAL 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 and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 0090-Planning-GEN - SCHOOL MITIGATION (2) Not Satisfied

Prior to scheduling a building permit final inspection, the developer/permit holder shall pay mitigation fees in accordance with California State Law to the Riverside Unified School District. Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. The TLMA Counter Service Division shall clear this condition

Plan: PM37340

Parcel: 280060003

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 **0090-Planning-GEN - SCHOOL MITIGATION (2) (cont.)** **Not Satisfied**
upon determination of compliance.

Note: This condition shall be considered cleared if the 80 Series School Mitigation fee condition is in MET status.

090 - Planning. 2 **0090-Planning-GEN - USE FINAL INSPECTION** **Not Satisfied**

Prior to final inspection, the developer/permit holder shall contact the Planning Department to conduct a final inspection. The Planning Department shall do the following:

1. Verify compliance with all Planning Department 90 series conditions of approval; and,
2. Verify the site has been constructed according to the APPROVED EXHIBITS of this permit and/or APPROVED EXHIBITS that were required as a result of this permit.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

090 - Planning. 3 **0090-Planning-GEN*- WR&CV MSHCP ORD 810/875** **Not Satisfied**

Prior to scheduling a building permit final inspection, the developer/permit holder shall pay mitigation fees in accordance with Riverside County Ordinance No. 810/875.

The amount of the fee shall be based on the number of dwelling units and density of the project which has been determined to be 1 units and a project density of 1 units per acre.

Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. The TLMA Counter Service Division shall clear this condition upon determination of compliance.

Transportation

090 - Transportation. 1 **0090-Transportation-MAP - WQMP COMPLETION** **Not Satisfied**

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

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Parcel: 280060003

**90. Prior to Building Final Inspection
Transportation**

090 - Transportation. 2 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 0090 - 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.

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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: Ming Chin Nozawa

Contact Person: Ming Chin Nozawa E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange Street
Rosemead CA 91770
City State ZIP

Daytime Phone No: (626) 227-5299 Fax No: ()

Engineer/Representative Name: Guan Wang

Contact Person: Linda Trieu E-Mail: Linda@tritechengineer.com

Mailing Address: 135 N San Gabriel Blvd
San Gabriel CA 91775
City State ZIP

Daytime Phone No: (626) 570-1918 Fax No: ()

Property Owner Name: Ming Chin Nozawa and Shozo Nozawa

Contact Person: Ming Chin Nozawa E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange Street,
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

Rosemead

City

CA

State

91775

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.)

Ming Chin Nozawa
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Shozo Nozawa
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 280-060-003

Approximate Gross Acreage: 2.27

General location (nearby or cross streets): North of Hibiscus Ave, South of _____

APPLICATION FOR CHANGE OF ZONE

Gentian Ave _____, East of Chicago Ave _____, West of Cecil Ave _____.

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 zoning on the site from Light Agriculture - 10 Acre Minimum (A-1-10) to _____

Light Agriculture -1 Acre Minimum (A-1-1) _____

Related cases filed in conjunction with this request:

Tentative Parcel Map No. 37340 _____

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



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Ming Chin Nozawa hereafter "Applicant" and Ming Chin Nozawa & Shozo Nozawa "Property Owner".

Description of application/permit use:

Apply Tentative Parcel Map to subdivide one existing lot into 2 residential parcels

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 280-060-003

Property Location or Address:
15600 Chicago Ave, Riverside, CA 92508

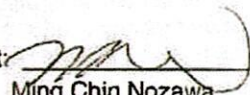
2. PROPERTY OWNER INFORMATION:

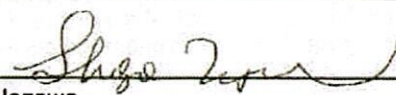
Property Owner Name: Ming Chin Nozawa & Shozo Nozawa Phone No.: (626) 227-5299
 Firm Name: _____ Email: tiger8223@hotmail.com
 Address: 8223 Orange St
Rosemead, CA 91770


3. APPLICANT INFORMATION:

Applicant Name: Ming Chin Nozawa Phone No.: (626) 227-5299
 Firm Name: _____ Email: tiger8223@hotmail.com
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 6/05/17
 Print Name and Title: Ming Chin Nozawa

Signature of Property Owner:  Date: 6/05/17
 Print Name and Title: Shozo Nozawa

Signature of the County of Riverside, by  Date: 10/20/17
 Print Name and Title: Denise Cuevas

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>C2 07954 / EA 43076 / CFG 06451</u>
Set #:	Application Date: <u>10/20/17</u>