

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



**ITEM: 1.2  
(ID # 13693)**

**MEETING DATE:**  
Tuesday, November 10, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S APPROVAL OF TENTATIVE PARCEL MAP NO. 37401 - ADOPTION OF MITIGATED NEGATIVE DECLARATION (CEQ180069) - Applicant: Isaac E. Williams – Engineer/Representative: Majaestic Design 3D – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau Policy Area – Location: North of Hidden Meadows Circle, south of Vista De Montanas, east of Hombre Lane and west of Calle Bandido– 21.27 Gross Acres - Zoning: Residential Agricultural – 5-Acre Minimum (R-A-5) - REQUEST: The Tentative Parcel Map is a Schedule “H” subdivision of 21.27 acres into three (3) residential lots ranging in size from 6.48 to 7.86 gross acres. APN: 932-320-032. District 1. [Applicant Fees 100%]

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

1. **ADOPT A MITIGATED NEGATIVE DECLARATION** for CEQ180069 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and
2. **APPROVE TENTATIVE PARCEL MAP NO. 37401**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**ACTION:** Consent

Charissa Leach, Interim TLMA Director

10/20/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, 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: November 10, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

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

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

**BACKGROUND:**

**Summary**

The applicant is proposing a Schedule 'H' subdivision of 20.83 gross acres into three (3) residential parcels ranging in size from 6.48 to 7.86 gross acre parcels. The Project site is located north of Hidden Meadows Circle, south of Vista De Montanas, east of Hombre Lane, and west of Calle Bandido within the Santa Rosa Plateau Policy Area. Residential parcels as small as five acres are allowed to establish within this Policy Area through the tract map or parcel map process. Tentative Parcel Map No. 37401 was approved administratively by the Planning Director on March 16, 2020.

**Board Action**

The Planning Director's decision is final, and no action by the Board of Supervisors is required unless the applicant or any interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**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 notification process by the Planning Department.

**ATTACHMENTS:**

- A. Director's Decision
- B. Staff Report

  
 Jason Farin, Principal Management Analyst      11/3/2020



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

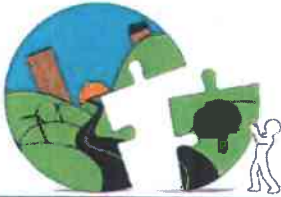
March 16, 2020

**RE: TENTATIVE PARCEL MAP NO. 37401 (TPM37401)**

**From:** Deborah Bradford – Project Planner

**To:** Charissa Leach, P.E. – Assistant TLMA Director

**TENTATIVE PARCEL MAP NO. 37401 (TPM37401)** is a Schedule "H" subdivision of 21.27 acres into three (3) residential lots ranging in size from 6.48 to 7.86 gross acres and for the approval of an **Exception** of Section 3.8.c. of Ordinance No. 460 to allow for the lot depth of Parcel 1 to exceed four times the width due to topographical constraints. On March 16, 2020 this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department. Therefore staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

Director's Hearing: April 6, 2020 (Optional)

**PROPOSED PROJECT**

**Case Number(s):** TPM37401

**Applicant(s):** Isaac Williams

**EA No.:CEQ180069** Mitigated Negative Declaration

**Area Plan:** Southwest

**Representative(s):** Majestic Design  
3D

**Zoning Area/District:** Rancho California Area

**Supervisorial District:** First District

**Project Planner:** Deborah Bradford

  
Charissa Leach, P.E.  
Assistant TLMA Director

**Project APN(s):** 932-320-032

**PROJECT DESCRIPTION AND LOCATION**

**Tentative Parcel Map No. 37401** is a Schedule 'H' subdivision of 20.83 gross acres into three (3) residential parcels ranging in size from 6.48 to 7.86 gross acre parcels.

The above mentioned entitlement request is considered the "Project" herein.

The Project site is located north of Hidden Meadows Circle, south of Vista De Montanas, east of Hombre Lane, and west of Calle Bandido within the Santa Rosa Plateau Policy Area.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180069**, 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,

**APPROVE** an **EXCEPTION** to Section 3.8.c. of Ordinance No. 460 to allow for the lot depth of Parcel 1 to exceed four times the width, based on the findings incorporated in the initial study and this staff report and the conclusion that the project will not have a significant effect on the environment; and

**APPROVE** **TENTATIVE PARCEL MAP NO. 37401**, subject to the attached Advisory Notification Document, Conditions of Approval, 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
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Mountainous
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Santa Rosa Plateau
Surrounding General Plan Land Uses	
North:	Rural Mountainous
East:	Rural Mountainous
South:	Rural Mountainous
West:	Rural Mountainous
Existing Zoning Classification:	Residential Agricultural, 5-acre lot minimum (R-A-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural, 5-acre lot minimum (R-A-5) and Residential Agricultural, 10-acre lot minimum (R-A-10).
East:	Residential Agricultural, 10-acre lot minimum (R-A-10).
South:	Residential Agricultural, 5-acre lot minimum (R-A-5).
West:	Residential Agricultural, 5-acre lot minimum (R-A-5) and Residential Agricultural, 10-acre lot minimum (R-A-10).
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant and scattered residential development
East:	Vacant and scattered residential development
West:	Vacant Land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	20.83 gross acres	5-acre minimum
Proposed Minimum Lot Size:	6.48 gross acres	5-acre minimum

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Total Proposed Number of Lots:	3	N/A
Map Schedule:	"H"	

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High Fire Hazard – State Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

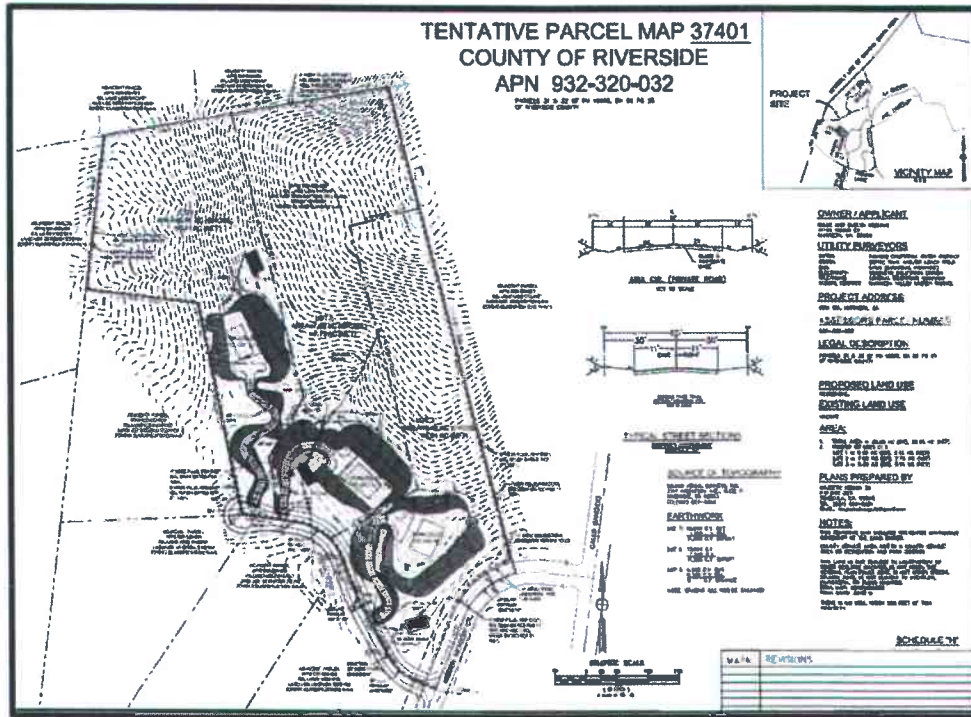


Figure 2 – Tentative Parcel Map No. 37401

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The proposed project was submitted to the County on July 10, 2018. The applicant received all clearances from the reviewing Departments on February 19, 2020 regarding their Tentative Parcel Map.

The project site is located in Rural: Rural Mountainous – 10 acre minimum and is within the Santa Rosa Plateau/De Luz Policy Area which has the following provisions for density:

**SWAP 5.1** Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:

- a) The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.
- b) The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater. Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.

The Geologist approved the Geological Report on June 12, 2019. The slope stability analysis performed determined that the project site is stable for ultimate development of the Project site, in that proposed building sites and access areas from the roadway to the building sites are not located in areas subject to slope instability.

The applicant submitted a Slope Study Map prepared by, Majestic Design 3D to determine that the project site is consistent with the Santa Rosa Plateau/De Luz Policy Area in terms of the location of septic tank expansion areas for the 3 parcels are in areas with slopes of less than 25%. Due to the topography of the site the location of an on-site advanced treatment system (ATU) drip lines would need to be located within areas that exceed slopes greater than 25%. The Environmental Health Department responsible for approving these types of systems stated in an email dated August 27, 2019 that they would consider an ATU system on slopes greater than 30%. However, as a part of Environmental Health Department's approval process a slope stability report would be required specifically addressing the dispersal drip lines on the slopes greater than 30%. It was determined by approval of the Geology Report and Environmental Health Department's criteria for the ATU system that the Project Site is not subject to "severe" limitations and a density of one dwelling unit per five acres would be applicable for the Project Site.

### ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. CEQ180069 identified potentially significant impacts in regards to Air Quality, Biology, Cultural, and Tribal Resources; however, with the incorporation of mitigation measures these impacts were reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

### FINDINGS AND CONCLUSIONS

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

#### **Policy Findings:**

1. The project site is zoned Residential Agricultural, 5-acre lot minimum and is within the Santa Rosa Plateau/De Luz Policy Area. The land use designation for the Project site is Rural Mountainous, 10-acre lot minimum which encourages single-family residential uses, limited animal keeping and agricultural uses. Uses permitted in the R-A zone are compatible with the encouraged uses in the R-M land use designation. Because the project site is located within the Santa Rosa Plateau/De Luz Policy Area, proposed land division shall be consistent with policy SWAP 5. 1 which states that notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:
  - a) The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.
  - b) The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater. Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.



It was determined by the County's Chief Engineering Geologist that the proposed lot division is consistent with these policies, in that the building sites, access ways and location of the septic system will not be located in areas of instability. The Santa Rosa Plateau/De Luz is set within a unique area of Riverside County and development is encourage to be designed in accordance with the area's rural character. This will be accomplished through limited amounts of grading as stated in Condition of Approval 060 PLANNING 1, to maintain the natural terrain and existing vegetation.

**Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Rural: Rural Mountainous (R: RM), 10-acre lot minimum.
2. The project site has a Zoning Classification of Residential Agricultural, 5-acre lot minimum which is consistent with the Riverside County General Plan.
3. The project site is located within the Santa Rosa Plateau/De Luz Policy Area.

**Entitlement Findings:**

Tentative Parcel Map No. 37401 is a proposal to subdivide 20.83 gross acres into three (3) parcels. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The design of the tentative tract map is consistent with the following policies of the County's General Plan:

General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.

General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural.

General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed Tentative Parcel Map will comply with the General Plan and specifically the Santa Rosa Plateau/De Luz policy area by providing a variety of housing type in single-family residential community, and promoting the unique characteristics of the Policy Area and by encouraging the rural lifestyle of large lots, limited grading, and the protection of the existing native plants and trees.

The project site is not located within a Specific Plan.

2. The site is physically suitable for the future residential development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed are compatible with the existing and planned surrounding land uses which is Rural Mountainous 10-acre minimum lot size. However, because the Project Area is located within the Santa Rosa

Plateau/De Luz Policy Area a land divider may develop a site with a minimum five acre lot size provided the criteria stated in the Southwest Area Plan for this Policy Area are met. These policies are regarding the slope stability of the building sites and areas utilized for septic are not subject to "severe" limitations due to either shallow depth to bedrock or slopes of 25% or greater. A Geological Report was prepared for the Project site and was determined by the County's Geologist that the project site was not subject to "severe" limitations in terms of slope stability, active faulting, liquefaction, landslides, "very low" expansion potential providing that the Project site would be considered stable for ultimate development of the site with single-family residential development.

3. The Initial Study prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Mitigated Negative Declaration 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.
4. The land division is located within a High Fire Hazard Area; however, emergency vehicle access is available to the project site from Hidden Meadow Circle. Fire Department conditions of approval, such as location of driveway access, turn arounds for fire apparatus when driveways exceed 150' in length, a private road maintenance agreement for Aria Circle, construction materials, and Fire Department water system plan review and approval 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, there is no potential for liquefaction and is not located in a subsidence area. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
5. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.
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, project design will ensure there will be no conflict with providing accessibility.
7. The lots as shown on the Tentative Map are consistent with the development standards provided in Ordinance No. 348 for the Residential Agricultural (R-A) zoning classification. The project site's proposed Zoning Classification of Residential Agricultural, 5-acre lot minimum requires a minimum lot width of 100 feet and depth of 150 feet and a minimum lot size five acres. As, shown on the Tentative Parcel Map exhibit each of the proposed 3 parcels meet or exceed the required width, depth and lot size required in the R-A-5 zoning classification.

#### **Ordinance No. 460 Schedule 'H' Findings**

The proposed Tentative Parcel Map No. 37401 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule "H" Subdivision) of Ordinance No. 460 based on the following:

- A. Proposed Streets – No improvements are required. A Centerline study profile of the street dedications shall be submitted to the Transportation Department for review and approval. A standard Advisory Notification Document statement as it pertains street improvements requires compliance with Ordinance No. 460 and Ordinance No. 461. Specific conditions of approval provided by the Transportation Department, requires that that Aria Circle be improved with 32 feet of acceptable aggregate base within a 60 foot full-width private road easement and legal access

shall be provided to the Project site by Hidden Meadow Court. Therefore, with this Advisory Notification Document statement and Condition of Approval the requirements of Ordinance No. 460 10.13 A, as it applies to streets have been met.

- B. Street Improvement Plans - As stated above in (A.) the Advisory Notification Document (AND) requires that all street improvements, street improvement plans and/or road dedications are in accordance with Ordinance No. 460 and Ordinance No. 461. Therefore, with this Advisory Notification Document statement the requirements of Ordinance No. 460 10.13 B, as it pertains to Street Improvement Plans have been met.
- C. Other Improvements. – Domestic water, fire protection facilities, and electrical and communication facilities shall be as required by the appropriate Advisory Agency. Standard conditions of approval such as the requirement of a "Will Serve" letter from the appropriate water agency, emergency vehicle apparatus access road locations, design, water system plans, turnouts and all utility extensions within a lot shall be placed underground will ensure that the requirements of Ordinance No. 460 10.13 C, as it pertains to Other Improvements have been met.
- D. Sewage Disposal – 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 Board Standards. Specific Environmental Health Department's conditions of approval require for the proposed Project include but are not limited to, a percolation report, a slope stability report provided if the dispersal system is installed on slopes greater than 30%, and proof of the ATU system provided on the Project site recorded on the deed. With these conditions of approval the requirements of Ordinance No. 460 10.13. D., as it pertains to Sewage Disposal have been met.

**Findings regarding Exception to Lot / Width Ratio pursuant to Ordinance No. 460**

- 1. Ordinance No. 460 Section 3.8 C. states that when lots greater than 18,000 square feet are proposed the depth shall not exceed 4 times the width. There are special considerations in regards to exceptions to this requirement due to the topography of the proposed subdivision. In a letter dated August 28, 2019 the applicant requested a waiver from this provision for Parcel No. 1 due to the lot's special circumstances in that it does not meet the width-to -depth ratio due to steep slopes. Strict application of the lot depth requirements would deprive the owner of privileges enjoyed by other property owners in the vicinity within the Rural Residential zoning classification. The granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity in that ultimate development of the site will be in compliance with applicable development standards and ordinances as they pertain to access, setbacks, building materials, fire protection, and septic systems,

**Development Standards Findings:**

- 1. The existing Zoning Classification for the subject site is Residential Agricultural, 5- acre minimum (R-A-5). The proposed project is consistent with the allowable uses and required lot area dimensions and standards as set forth in the Development Standards of the R-A zoning classification. Lots will range in size from 6.41 gross acres to 7.86 gross acres exceeding the 5-acre minimum lot size. Each parcel meets or exceeds the minimum width of 100 feet and depth of 150 feet. The proposed land division will create three legal parcels. All parcels are vacant. No development is currently proposed for the Project site. The proposed land division is in

conformance with R-A Zoning Classification as well as all other applicable provisions of Ordinance No. 348.

**Other Findings:**

1. In compliance with Assembly Bill 52 (AB52) notices regarding the project were mailed to all requesting tribes on November 15, 2018. Consultation was requested by the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians. Consultation was conducted with Pechanga and Soboba on several occasions beginning in January 2018. Consultation concluded in March 2018 for the Soboba Band of Luiseño Indians and December 2018 for the Pechanga Band of Luiseño Indians. Advisory Notification (AND) statements and Conditions of Approval were added to ensure protection of cultural resources should any be unearthed during earthmoving activities.
2. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
3. 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. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, 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 covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 in that roadway infrastructure exists and the Project site is located adjacent to Hidden Meadow Court. In addition, conditions of approval require turn arounds when driveways exceed 150' in length and a private road maintenance agreement for Aria Circle to ensure the private road providing access to the parcels will be maintained in a manner that will enable access of emergency vehicles. Adherence with these requirements will ensure the protection of people and property.

**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 1,200 feet of the project site informing them of the proposed Project and inviting their comments or to request a public hearing within ten (10) days of receipt of the notification. The 10 day deadline to request a public hearing expired on March 16, 2020. No requests for a public hearing was received by Planning Staff. Since, no public hearing was requested the decision of the Planning Director shall be considered final.

**APPEAL INFORMATION**

Within ten calendar days of the approval date of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671. Upon receipt of a completed appeal, the Planning Director shall set the matter for hearing and mail notice thereof to the applicant and the appellant if the Parcel Map did not require a public hearing.

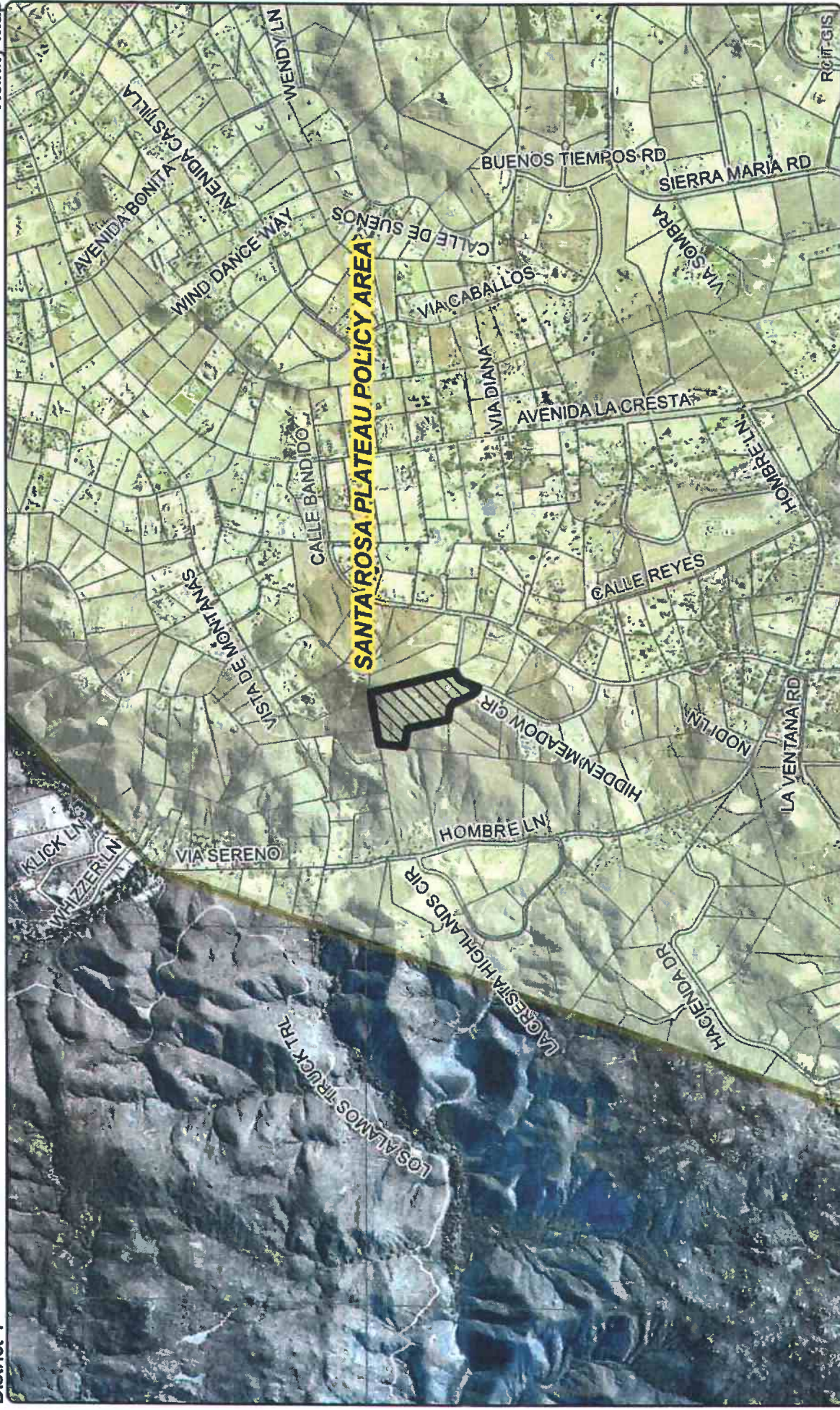
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**RIVERSIDE COUNTY PLANNING DEPARTMENT  
TPM37401**

**Supervisor: Jeffries  
District 1**

**Date Drawn: 11/05/2019  
Vicinity Map**

**VICINITY/POLICY AREAS**



**Zoning Area: Rancho California**

**Author: Vinnie Nguyen**

DATE: 11/05/2019. On October 7, 2009, the County of Riverside adopted a new General Plan providing for the land use designations for unincorporated Riverside County parcels. The new General Plan was made available for public review and comment. Planning Department address is Riverside at 18110-5200 (Whittier) County or 18 Main Street at (951)635-5277. Mainstem County or Whittier

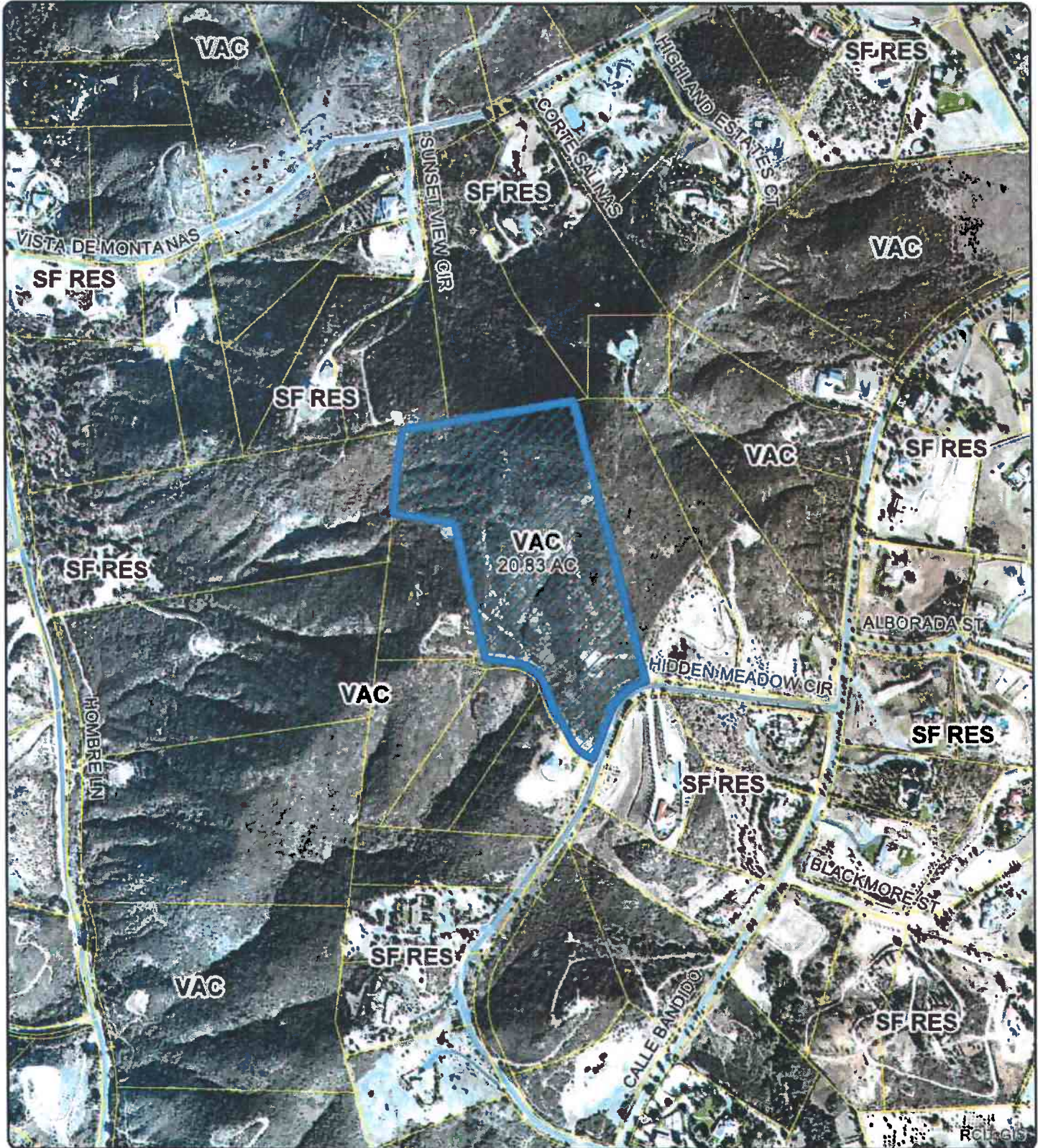
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37401

LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 11/05/2019  
Exhibit 1



Zoning Area: Rancho California

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)963-8277 (Eastern County) or Website <http://planning.colina.org>

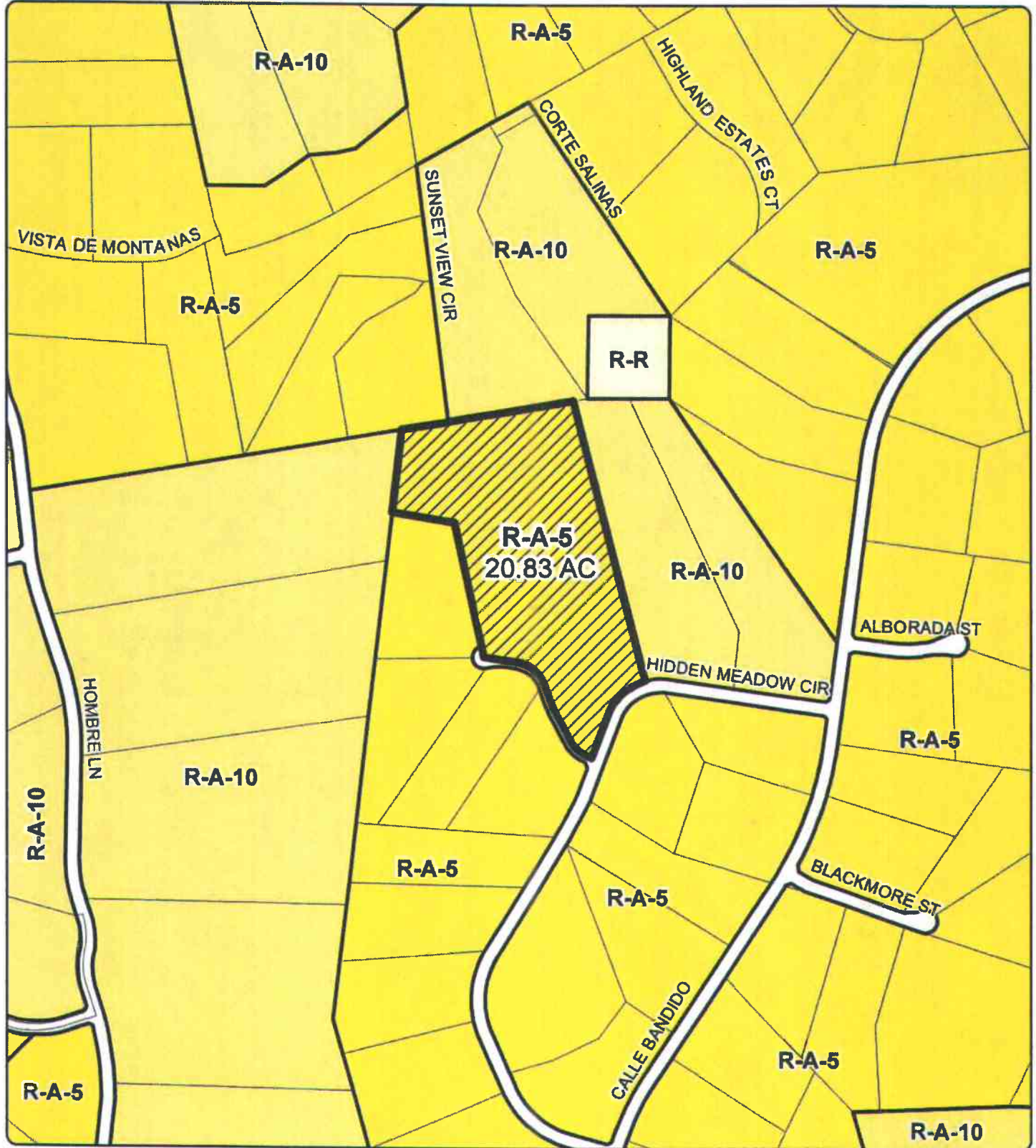
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TPM37401

### EXISTING ZONING

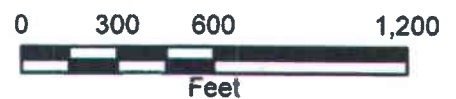
Supervisor: Jeffries  
District 1

Date Drawn: 11/05/2019  
Exhibit 2



Zoning Area: Rancho California

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)955-9200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.rcinfo.org>



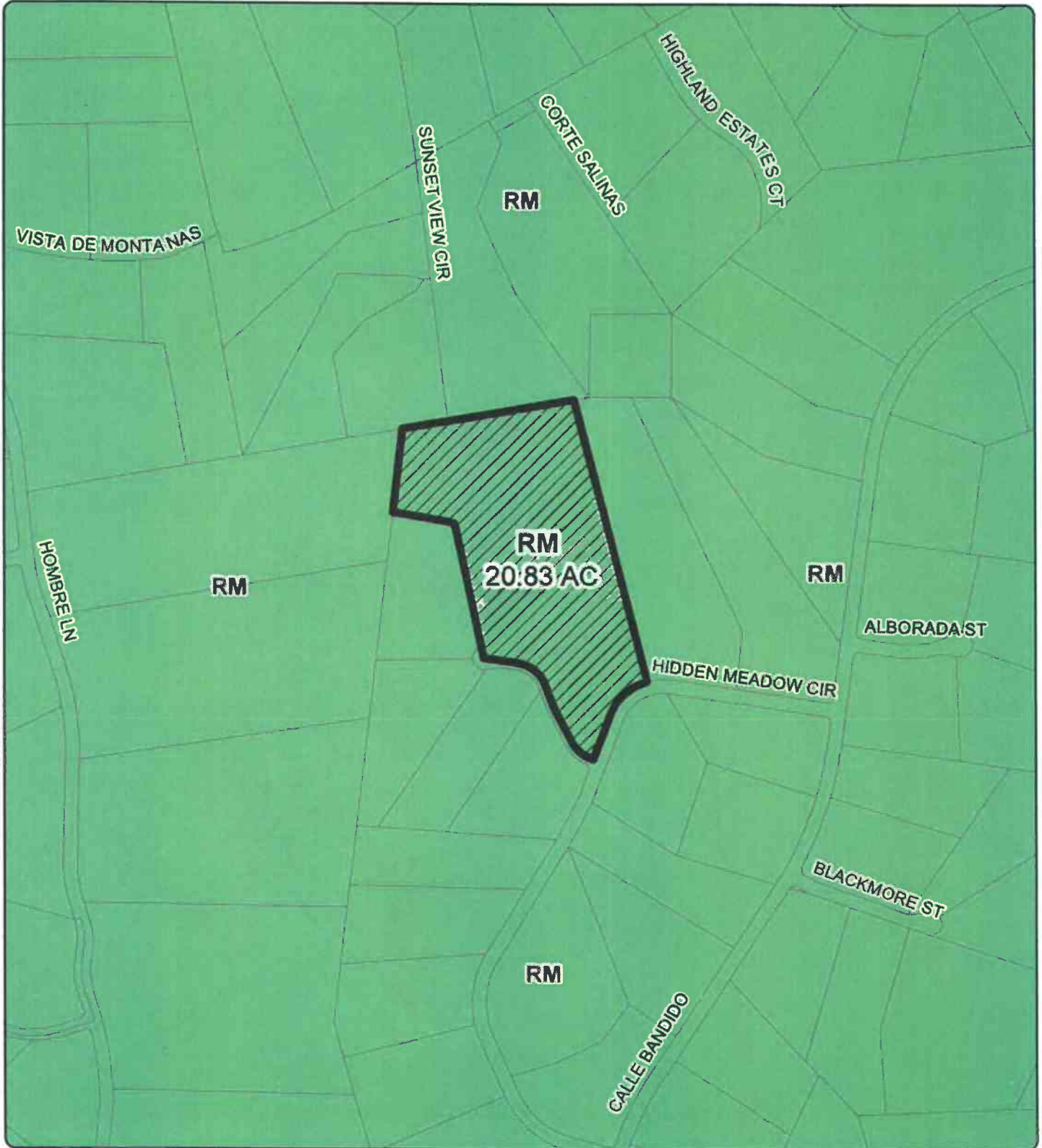
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37401

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 11/05/2019  
Exhibit 5



Zoning Area: Rancho California

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.rctlma.org>





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: TPM37401

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: Deborah Bradford Title: Contract Project Planner Date: January 9, 2020

Applicant/Project Sponsor: Isaac and Evelyn Williams Date Submitted: July 10, 2018

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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 Deborah Bradford at (951) 955-6646.

Please charge deposit fee case#: CEQ180069 ZCFG

FOR COUNTY CLERK'S USE ONLY

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

**Environmental Assessment (CEQ / EA) Number:** CEQ180069  
**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 37401  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Deborah Bradford  
**Telephone Number:** 951-955-6646  
**Applicant's Name:** Isaac and Evelyn Williams  
**Applicant's Address:** 41146 Arron Court, Murrieta, CA 92562

**I. PROJECT INFORMATION**

**Project Description:** The Project proposes a Schedule "H" subdivision of an existing approximately 21.27 acre parcel (APN: 932-320-032) into three separate single-family residential parcels. Ultimate development of the site will result in the construction of three single family residences. The project would involve grading, driveways, building construction, landscaping and connections to existing utilities (water, electric, cable, phone), but would install individual propane tanks for gas and a septic systems for wastewater.

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

**B. Total Project Area:**

<b>Residential Acres:</b> 21.27	<b>Lots:</b> 3	<b>Units:</b> 3	<b>Projected No. of Residents:</b> 9 <sup>1</sup>
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**C. Assessor's Parcel No(s):** 932-320-032

**Street References:** Hidden Meadow Court

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
T7SR4W SEC 19 RHO

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant and has a mix of existing vegetation dominated by the chamise hoary-leaf ceanothus series. The topography of the site is generally hilly, ranging in elevations from approximately 2,284 to 2,592 feet above mean sea level. The site and surrounding area is located within the Rural Mountainous (RM) land use designation of the Riverside County General Plan. There are existing rural residential uses to the south along with a paved roadway (Hidden Meadow Court), and vacant properties to the north, east and west. An existing unimproved road (Aria Circle) bounds a portion of the project site to the west.

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

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

<sup>1</sup> Appendix E-2; County of Riverside General Plan - Socioeconomic Build-Out assumptions and Methodology Table E-2 Average Household Size by Area Plan, March 28, 2018.

1. **Land Use:** The Project site has a land use designation of Rural Mountainous (R: RM) (10 Acre Minimum) and is located within the Santa Rosa Plateau/De Luz policy area of the Southwest Area Plan. Residential parcels as small as five acres may be established through the map process provided that Southwest Area Plan Policy 5.1 (a) and (b) are met. A slope study analysis was prepared and was determined to be consistent with the policies as stated in SWAP 5.1. In addition large portions of the proposed subdivision will be maintained in their natural state, preserving the rural and natural character of the area. Therefore, it can be determined that the proposed Project is consistent with the land use designation and applicable policies of the General Plan.
2. **Circulation:** The Project has adequate existing circulation facilities and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. A General Biological Resource Assessment was completed for the project site. No vernal pools or jurisdictional wetlands were found on the property. No sensitive plant species were found on the project site. The proposed Project is consistent the applicable policies of the Multipurpose Open Space Element of the General Plan.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** Construction of the Project site will result in short term noise impacts. However, construction noise can only occur during specific hours as stated in Advisory Notification Document (AND) E. HEALTH 2. Ultimate development of the site will not result in any conflicts with applicable policies of the Noise Element policies.
6. **Housing:** The proposed Project is for residential development on land that is currently vacant; therefore, implementation of the Project does not entail the displacement of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** The project is consistent with all applicable Healthy Community Policies.
9. **Environmental Justice (After Element is Adopted):** N/A

**B. General Plan Area Plan(s):** Southwest

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

**D. Land Use Designation(s):** Rural Mountainous

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

F. Policy Area(s), if any: Santa Rosa Plateau

G. Adjacent and Surrounding:

1. General Plan Area Plan(s): Southwest
2. Foundation Component(s): Rural
3. Land Use Designation(s): Rural Mountainous
4. Overlay(s), if any: N/A
5. Policy Area(s), if any: Santa Rosa Plateau

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A
2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: R-A-5

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: R-A-5, R-A-10 and R-R

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document,

have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

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

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

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

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

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

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

Signature

Date

For: Charissa Leach, P.E.

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

**Source(s):** Riverside County General Plan Figure C-8 “Scenic Highways”; Google Earth (accessed on October 25, 2019). Applicants Site Plan/TPM 37401 dated July 15, 2019.

Findings of Fact:

- a) No Impact. The project site is located in a rural and generally hilly area. There are no scenic highway corridors that would be able to view the project site. Interstate 15 (I-15) is located approximately 6 miles northeast of the project site. Highway 74 is located approximately 7 miles northwest of the project site. I-15 and Highway 74 are not designated as a scenic highway, but are designated as state eligible scenic highways. Due to the distance of the project site from I-15 and Highway 74, and the hilly terrain that is between the project site and these roadways, the project site would not be visible from these roadways. As such, the project would not have a substantial adverse effect upon views from a scenic highway corridor. No impact would occur.

Mitigation: No mitigation is required.



Monitoring: No monitoring is required.

Findings of Fact:

- b) Less Than Significant Impact. The project site is located in a rural and generally hilly residential area. The proposed project will subdivide the parcel into three residential parcels on approximately 21.27 acres. Each parcel will be 5 acres minimum in size and would preserve the majority of the natural terrain and vegetation, which would retain the rural mountainous character of the community. Grading would be involved to create pads for ultimate development of residential structures and driveways and some vegetation would be removed. This type of development would be typical and not out of the ordinary for the surrounding community. Project development would be required to comply with County and Agency development regulations and approvals. Architectural design would require review and approvals. Because grading would occur on a small portion of each parcel, it is not anticipated that project implementation would 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. As such, the project would not have a substantial adverse effect upon scenic views and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- c) Less Than Significant Impact. The project site is located in a rural and generally hilly residential area. The proposed project will subdivide the parcel into three parcels to develop three residential units on approximately 21.27 acres. Each parcel will be 5 acres minimum in size and would preserve the majority of the natural terrain and vegetation, which would retain the rural mountainous character of the community. Project development would be required to comply with County and Agency development regulations and approvals. Architectural design would require review and approvals. It is not anticipated that project implementation would substantially degrade the existing visual character or quality of public views of the site and its surroundings and impacts are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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2. **Mt. Palomar Observatory**

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

**Source(s):** Ord. No. 655 (Regulating Light Pollution), Google Earth (accessed on October 25, 2019), County GIS (Riverside County Parcel Report).

**Findings of Fact:**

- a) Less Than Significant Impact. The proposed project is located approximately 30 miles from the Mt. Palomar Observatory and would be within Zone B of the Riverside County Ordinance No. 655 that regulates light pollution. The project would be required to have all artificial outdoor light fixtures shielded and pointed downward to reduce light spillover into the night time sky and onto adjacent properties as well as to use materials (light bulbs) that are approved for Zone B. Adherence to Ordinance No. 655 along with design review and approvals by the County would reduce impacts to less than significant levels.

**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):** Ord. No. 955 and 655.

**Findings of Fact:**

- a) Less Than Significant Impact. The project site is currently vacant and provides no sources of artificial lighting. The residential development proposed would be required to comply with Riverside County Ordinance No. 915. Ordinance 915 requires that all outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash or rotate. Adherence to Ordinance No. 955 (and Ordinance No. 655) along with design review and approvals by the County would reduce impacts to less than significant levels.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- b) Less Than Significant Impact. Refer to Findings of Fact 3 a) above. Adherence to Ordinance No. 955 (and Ordinance No. 655) along with design review and approvals by the County would ensure that certain levels of light, light trespass, and associated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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glare would not jeopardize the health, safety, general welfare, or degrade the quality of life of the existing residential uses adjacent to the project site or within the surrounding community. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project:				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials. CA Dept. of Conservation Farmland Mapping and Monitoring Program GIS tool.

**Findings of Fact:**

- a) No Impact. According to the California Department of Conservation, Farmland Mapping and Monitoring Program, California Important Farmland Finder tool, the project site and surrounding land uses are categorized as "Other Land," which is defined as 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. The project site and surrounding areas do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). The project would have no potential to convert Farmland to non-agricultural use. No impact would 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.

Findings of Fact:

- b) No Impact. The Project site is zoned as Rural Agricultural – 5 Acre Minimum (R-A-5). The General Plan land use designation is Rural Mountainous (RM). However, the project site is vacant and is not utilized for agricultural production. The adjacent properties are not utilized for agricultural production. According to the Riverside County GIS “Map My County” Riverside County Parcel Report, the project site is not in an agricultural preserve. The GIS program also indicated that no Williamson Act contract exists on the parcel. The Project would not conflict with existing agricultural zoning or existing agricultural use and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**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))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

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

Findings of Fact:

- a) No Impact. The Cleveland National Forest boundary is approximately 0.7 mile west of the project site. However, the project site and lands within the project area are not zoned for forest land, timberland, or timberland production, nor are any lands within the Project vicinity used for timber production. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) No Impact. The project site and lands within the project area are not zoned for, nor located within forest land. Project implementation would not result in any loss of forest land or conversion of forest land to non-forest use. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- c) No Impact. Refer to response 5 b) above. No impact would 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a - b) Less Than Significant Impact. The project would be a single family residential development that would cause a minimal direct physical change in the environment in regard to air quality and emissions. The project site is located in a very low density area and would be required to comply with applicable air emissions regulation pursuant to the Riverside County Climate Action Plan and the South Coast Air Quality Management District's air emissions regulations. Project implementation would not substantially contribute to increased air pollutant emissions because the construction of three residential units would be considered diminutive. Project implementation would not result in a substantial increase in vehicle emissions because the project is a small residential development and would have minimal and periodic vehicular traffic. Due to technological advancements, vehicle emissions have improved and contribute less to air quality impacts. Thus, the proposed project would not have a substantial effect upon air quality

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emissions, would not conflict with an air quality plan, would not result in a cumulatively considerable net increase of criteria pollutants, and would be required to comply with air quality regulations. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- c) Less Than Significant Impact. The project site is located in a rural residential development area with a very low density land use designation that allows for one residential house on a minimum of five acres. The development of three residential units in this rural setting is considered diminutive because of minimal short term grading effort for the building pad and driveway. Construction of the residence would be a relatively short duration with typical construction equipment and materials, which would not be anticipated to expose sensitive receptors to substantial pollutant concentrations. There are only single family residential buildings and forest land within a mile radius of the project site. The closest existing residential building would be over 400 feet from the proposed building. No substantial pollutant concentrations would be emitted into the project vicinity during construction or residential occupancy. Thus, the proposed project would not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- d) Less Than Significant Impact. The development of three residential units will involve a minimal short term grading effort for the building pad and driveway. Construction of the residence would be a relatively short duration with typical construction equipment and materials, which would not be anticipated to generate emissions or odors that would not adversely affect a substantial number of people. The closest existing residential building would be over 400 feet from the proposed building. No substantial pollutant concentrations would be emitted into the project vicinity during construction or residential occupancy. Construction emissions at the site would dissipate rapidly and would be diluted within the air near the equipment causing any emissions. Thus, the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project:

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

**Source(s):** GIS database, WRCMSHCP, On-site Inspection, FINAL Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis prepared by Wood Environment & Infrastructure Solutions, Inc. (August 27, 2019)

**Findings of Fact:**

- a) Less Than Significant Impact. The project site does not fall within a designated subunit, Criteria Cell, or Multiple Species Habitat Conservation Plan (MSHCP) conservation area. The project would not conflict with provisions of the MSHCP pursuant to the MSHCP Consistency Analysis prepared for the project by Wood Environment & Infrastructure Solutions, Inc. and impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) Less Than Significant Impact. According to the MSHCP Consistency Analysis prepared for the project by Wood Environment & Infrastructure Solutions, Inc. a list of special status plant and wildlife species and their habitats known to occur near the project site was compiled. The primary source for this data was the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB 2019), which is a sensitive species and plant community database. A query of the CNDDDB records based on a 5 mile radius surrounding the project site was conducted. A pertinent literature and database search was also conducted, including records from the California Native Plant Society (CNPS 2019) on-line inventory database was also queried for the project site and vicinity. The on-line United States Department of Agriculture, Natural Resources Conservation Services Web Soil Survey and the MSHCP Conservation Summary Generator and website were queried for the project site and vicinity.

After the literature review, a reconnaissance-level biological field assessment was conducted. A habitat assessment for the California red legged frog and six narrow endemic plant species was conducted. Although the project site is located within the MSHCP designated amphibian and narrow endemic plant species survey areas, no suitable habitat was found to be present on site for either the California red legged frog, or narrow endemic plant species. The project site is not located within any United States Fish and Wildlife Service designated Critical Habitat for any species. The MSHCP Conservation Summary Generator indicated that the project area does not have the potential for any Criteria Area Plant Species or sensitive mammal species. Therefore, no substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species would occur with project implementation and impacts are considered less than significant.

The project site is located within, or partially within the Stephen's Kangaroo Rat fee area. The project would be required to comply with the provisions of Riverside County Ordinance No. 663, which requires the payment of a development fee that would mitigate impacts to the Stephen Kangaroo Rat to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- d) No Impact. The project site is within the Western Riverside County Multi-Species Habitat Conservation Plan Southwest Area Plan (MSHCP). The MSHCP Conservation Area Urban/Wildlands Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. The project site is not located within a designated subunit, Criteria Cell, or MSHCP Conservation Area. No migratory corridors or linkages identified in the MSHCP are located on the project site. The closest Cell Group is Cell Group "J" (Criteria Cell # 6679), is located approximately 2.1 miles southeast of the project site. Implementation of the proposed project would not affect any



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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migratory corridors or linkages, or impede the use of native wildlife nursery sites in the vicinity of the project site and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- e) Less Than Significant Impact. Pursuant to the MSHCP Consistency Analysis prepared for the project by Wood Environment & Infrastructure Solutions, Inc. two drainage features were found to be present within the project boundaries. The drainage features meet the criteria to be considered riverine areas, but there are no riparian areas located on the project site. Based on the current site plan, Parcel 3 (25,345 sq. ft. of pad area), there are no impacts to these two drainage features and a jurisdictional delineation is not required. Should future development (Parcels 1 and 2) impact the drainages, a jurisdictional delineation and other regulatory compliance (agency review and permitting) would be required. Implementation of the proposed project development of Parcel 3 would not cause a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- f) Less Than Significant Impact. Pursuant to the MSHCP Consistency Analysis prepared for the project by Wood Environment & Infrastructure Solutions, Inc., the MSHCP Conservation Summary Generator indicated that the project area does not lie within or adjacent to and riparian/riverine areas or vernal pools. The project site does not support any wetlands adjacent to rivers, streams, or vernal pool habitat, and therefore no impacts would occur to riparian/riverine species (least bell's vireo, southwestern willow flycatcher, yellow-billed cuckoo or fairy shrimp). Impacts are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- g) Less Than Significant Impact. The MSHCP Consistency Analysis did not indicate that there are any oak trees, native trees, trees of historic or cultural significance, or mature trees existing on-site. Should trees indicated above be determined to exist on site, the proposed project would be subject to the Riverside County Oak Tree Management Guidelines. Therefore, impacts would be less than significant.

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.

**CULTURAL RESOURCES** Would the project:

**8. Historic Resources**

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) No Impact. According to the Riverside County General Plan Multipurpose Open Space Element Figure OS-7, Historical Resources, no historical resources are located within the vicinity of the project site. The site is covered mostly with vegetation. No development has occurred on the site in the past (no structures, fences, walls, etc.). There would be no impact to historic sites or historical resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) No Impact. Refer to response 8 a) above. There would be no impact to historic sites or historical resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**Source(s):** On-Site Inspection by County Archaeologist, Project Application Materials

**Findings of Fact:**

a - b) Less Than Significant Impact with Mitigation Incorporated. Archaeological sites are locations that contain resources associated with former human activities and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

The County Archaeologist conducted a site visit in December 2018 and did not see any cultural artifacts. A Phase I Cultural Resource Analysis was deemed unnecessary due to very steep slopes and densely covered vegetation throughout the site.

Although no known cultural resources are present onsite, Project-related ground disturbing and construction activities would have the potential to adversely affect unknown archaeological resources. Therefore, **Mitigation Measures CR-1 through CR-4** would be implemented to alert field personnel to the possibility of buried archaeological resources and provide actions to take should cultural resources be encountered. Impacts would be less than significant with mitigation incorporated.

**Mitigation:**

**CR-1:** Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

\* In 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**CR-2: Project Archaeologist.** Prior to issuance of grading permits, the developer/permit applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resources Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant, as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A full executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, and adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

**CR-3: Artifact Disposition.** Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the project property during any ground disturbing activities, including previous investigation and/or Phase III data recovery.

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

**Prehistoric Resources:** One of the following treatments shall be applied.

- a. Reburial of the resources on the project property. The measures for reburial shall include at least the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.
- b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

**CR-4:** Phase IV Cultural Monitoring Report. If determined to be necessary by the Riverside County Planning Department, a Phase IV Cultural Monitoring Report shall be prepared. Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

**Monitoring:** Monitoring would be conducted by the Project Archaeologist(s), Tribal Monitor(s), as overseen by the Riverside County Archaeologist and Planning Department. Any reports that may be required (if any) will be reviewed and approved by the Riverside County Archaeologist and Planning Department.

c) Less Than Significant Impact. Based on an analysis of records 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. Therefore impacts in this regard are considered less than significant.

**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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

**Findings of Fact:**

- a) **Less Than Significant Impact.** Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Riverside County will review the project for consistency with the Riverside County Climate Action Plan. Compliance with the requirements stated above would reduce construction energy impacts to less than significant levels. Operational energy consumption would represent a very small increase in electricity consumption over the current countywide usage. The Project would adhere to all federal, State, and local requirements for energy efficiency, including the Title 24 standards. Additionally, the Project would not result in a substantial increase in demand or transmission service, resulting in the need for new or expanded sources of energy supply or new or expanded energy delivery systems or infrastructure. The Project would not result in the inefficient, wasteful, or unnecessary consumption of building energy. As such, a less than significant impact would occur in this regard.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- b) **Less Than Significant Impact.** The Project would be required to comply with any County ordinances or regulations pertaining to renewable energy or energy efficiency. Further, the Project would be required to comply with all Title 24 and CALGreen standards. Compliance with Title 24 and CALGreen standards would ensure the Project incorporates energy efficient windows, insulation, lighting, ventilation systems, as well as water efficient fixtures and electric vehicles charging infrastructure (if required). Additionally, the Project would be required to construct solar panels at all residences that are built post-2020 to comply with the 2019 Title 24 standards, which mandate photovoltaic systems in newly constructed residential buildings (resulting in approximately 53 percent less energy usage than residential buildings constructed under the 2016 standards). Adherence to the Title 24 energy requirements will ensure conformance with the State’s and County’s goal of promoting energy and lighting efficiency. Therefore, the project would result in less than significant impacts associated with renewable energy or energy efficiency plans.

**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.

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

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

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake 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, Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Services, Inc. August 4, 2017.

Findings of Fact:

- a) Less Than Significant Impact. Pursuant to the Preliminary Geotechnical Interpretive Report, the project is located in a seismically active region. The San Andreas Fault system dominates the geologic structure of the southern California area. Known active faults within the San Andreas Fault system include the Newport-Inglewood, Whittier-Elsinore, San Jacinto and San Andreas Faults. No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest know active fault is the Elsinore Fault located approximately 5.3 miles from the project site. Impacts are 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," Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Services, Inc. August 4, 2017.

Findings of Fact:

- a) Less Than Significant Impact. Pursuant to the Preliminary Geotechnical Interpretive Report, three factors determine whether a site is likely to be subject to liquefaction, which include seismic shaking, type and consistency of earth materials and groundwater level. The proposed residential structures will be supported by compacted fill and competent bedrock. The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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groundwater level, and the dense nature of the deeper onsite earth materials. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Services, Inc. August 4, 2017.

Findings of Fact:

- a) Less Than Significant Impact. The project is located in a seismically active region. No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest know active fault is the Elsinore Fault located approximately 5.3 miles from the project site. The proposed residential structures will be supported by compacted fill and competent bedrock. Compliance with California Building Codes/Regulations, and geotechnical recommendations will reduce impacts related to strong seismic ground shaking to less than significant levels.

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," Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Services, Inc. August 4, 2017.

Findings of Fact:

- a) Less Than Significant Impact. According to the Geotechnical Interpretive Report, landslide debris was not observed during a subsurface exploration. No ancient landslides are known to exist on the project site. No landslides are known to exist, or have been mapped in the vicinity of the site. The physical site did not reveal geomorphic expressions indicative of landsliding. The materials encountered in the proposed building pad area were found to be very hard and no oversteepened



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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slopes exist on the project site or are proposed for project development. Impacts to landslide risk are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Services, Inc. August 4, 2017.

Findings of Fact:

a) Less Than Significant Impact. According to the Geotechnical Interpretive Report, subsidence from scarification and recompaction of exposed bottom surfaces is expected to be negligible to approximately 0.01 foot. The Riverside County GIS Parcel Report stated that the project site is not in an area of subsidence. Impacts due to ground subsidence are anticipated to 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?

Source(s): On-site Inspection, Project Application Materials, Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Services, Inc. August 4, 2017.

Findings of Fact:

a) Less Than Significant Impact. According to the Geotechnical Interpretive Report, secondary effects of seismic shaking considered as potential hazards include several types of ground failure as well as induced flooding. Different types of ground failure, which could occur as a consequence of severe ground shaking at the site include landslides, ground lurching, shallow ground rupture, and liquefaction/lateral spreading. Based upon the geologist experience, subsurface exploration of the site, and laboratory testing, secondary effects of seismic activity are considered unlikely. The project site is not in an area that is known to be prone to mudflows. The project site is not in an area that is known to be susceptible to volcanic activity pursuant to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the California Seismic Safety Commission<sup>2</sup>. The project site is approximately 2,200 feet above mean sea level and is located approximately 17.6 miles from the Pacific Ocean so the potential for a tsunami is nonexistent. A seiche is a wave-like oscillation of surface water in an enclosed basin that may be induced by a strong earthquake. There are no reservoirs near the project site that would have the potential to cause a seiche that could impact the site. Impacts due to other geologic hazards are anticipated to be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report, Slope Analysis prepared by Majestic Design 3D, July 24, 2018. Onsite Wastewater Treatment System Report prepared by Earth Strata Geotechnical Services, Inc. July 24, 2017.

**Findings of Fact:**

- a) Less Than Significant Impact. The project site's terrain is considered hilly and contains steep slopes in some areas. The project will require grading to accommodate three residential pads and access driveways. There will be cut and fill slopes formed to create the relatively small pads that will range from 13,300 to 25,345 square feet of usable flat area. The majority of the site would be left untouched by grading and in its natural condition. Drainage will continue to flow its natural course. Grading of the pads would not substantially change the topography or ground surface relief features because most of the site will remain untouched. Impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- b) Less Than Significant Impact. To accommodate the residential pad areas, cut and fill slopes will be formed by grading equipment. All fill slopes will be 2:1 (horizontal:vertical) and would be as much as 30 feet in height. The cut slopes will be 1.5:1 (horizontal:vertical) and would be as much as 35 feet in height. The grading

<sup>2</sup> <https://ssc.ca.gov/disasters/volcano.html>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plan will be required to be designed by a licensed engineer, adhere to specific code regulations and approved by the County. The Geotechnical Interpretive Report provides specific geotechnical recommendations to minimize impacts created by cut and fill slopes. The recommendations would minimize slope stability issues. The County would require soils reports for grading permit issuance and approval. Compliance with the geotechnical recommendations and soils report needed for a grading permit would prevent impacts associated with slopes that are over 10 feet in height. As such, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- c) Less Than Significant Impact. The project will be installing a subsurface sewage disposal system for each residential parcel. An Onsite Wastewater Treatment System Report concluded that the project site has sufficient area to support an advanced treatment sewage disposal system with test results meeting the current codes and standards of the County Health Department Manual. The report also concluded that the groundwater table will not encroach within the current allowable limit set forth by Riverside County and California State requirements. Compliance with the recommendations in the Wastewater Treatment System Report, State requirements and approvals from Riverside County will ensure impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

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?

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?

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Services, Inc. August 4, 2017. Onsite Wastewater Treatment System Report prepared by Earth Strata Geotechnical Services, Inc. July 24, 2017.

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

- a) Less Than Significant Impact. The earth material on the site are primarily comprised of topsoil and bedrock. A thin veneer of topsoil covers the majority of the project site. This material generally consists of light brown, silty sand with varying amounts of sand and gravel. Grading during the construction phase of the project would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. The project would require compliance with standard engineering practices for erosion control. All grading operations, land clearing, loading, stockpiling, landscaping, vehicular track-out and haul routes would be required to comply with SCAQMD Rule 403, Fugitive Dust Emissions. Thus, impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- b) Less Than Significant Impact. The Geotechnical Interpretive Report stated that preliminary laboratory test results indicate onsite earth materials exhibit and expansion potential of very low as classified in accordance with 2016 CBC Section 1803.5.3 and ASTM D48929-03. The geologist recommends additional testing for expansive soil conditions at the completion of rough grading. Since the onsite earth materials exhibit expansion indices of 20 or less, the design slab on ground foundations is exempt from the procedures outlined in Section 1808.6.1 or 1808.6.2. Compliance with the geologist recommendations would reduce impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- c) Less Than Significant Impact. The Onsite Wastewater Treatment System Report states that percolation tests were conducted to determine the percolation rates and physical characteristics of the subsurface earth materials within the vicinity of the proposed leach lines. The report concluded that the project site has sufficient area to support the specified advanced treatment sewage disposal system in those areas with test results meeting the current codes and standards of the Riverside County Health Department Manual. Further, the groundwater table will not encroach within the current allowable limit set forth by Riverside County and California State requirements. Compliance with the geologist recommendations would reduce impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**19. Wind Erosion and Blowsand from project either on or off site.**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

- a) Less Than Significant Impact. According the Riverside County General Plan Figure S-8, Wind Erosion Susceptibility Map, the project site has a moderate wind erodibility rating. Grading during the construction phase of the project would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. The project would require compliance with standard engineering practices for erosion control. All grading operations, land clearing, loading, stockpiling, landscaping, vehicular track-out and haul routes would be required to comply with SCAQMD Rule 403, Fugitive Dust Emissions. Thus, impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

**20. Greenhouse Gas Emissions**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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

Findings of Fact:

- a) The proposed project is a land subdivision creating 3 residential parcels with a minimum lot size of 5-acres. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 3 units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. The impact is considered less than significant.

- b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. Due to the relatively small size of the project (three residential units), the GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO<sub>2</sub>e per year screening threshold. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32's goal of achieving a 15 percent reduction below 2005-2008 baseline levels by 2020, a 49 percent reduction below 2008 levels by 2030, and an 80 percent reduction below 2008 levels by 2050. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, Riverside Department of Waste Resources Countywide Integrated Waste Management Plan. County of Riverside Emergency Management Department, Riverside County General Plan. California Department of Toxic Substance Control.

**Findings of Fact:**

- a) **Less Than Significant Impact.** The project is a small residential development that is not anticipated to create a significant hazard to the public or the environment, and would not routinely be transporting, using or disposing hazardous materials. Typical of construction projects, project equipment would use diesel fuel and other common petroleum-based products, but not in quantities that would be considered beyond that of any standard construction project and not of the quantities that would present any danger to the public. All materials would be transported and use in accordance with standard practices and regulations. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- b) **Less Than Significant Impact.** The proposed project is not anticipated to result in a release of hazardous materials into the environment. However, during the short-term period of project construction, there is the possibility of accidental release of hazardous substances such as spilling of petroleum-based fuels used for construction equipment. The level of risk associated with the accidental release of hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction. The contractor would be required to use standard construction controls, abide by standard regulations, and safety procedures, which would avoid and minimize the potential for accidental release of such substances into the environment. Because of the low chance that a hazardous substance spill would occur and standard construction practices would be implemented such that any materials released are appropriately contained and remediated as required by local, state, and federal law, impacts are not anticipated and are considered to be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Less Than Significant Impact. The proposed project would not substantially impair and adopted emergency response plan or emergency evacuation plan. The County of Riverside maintains an emergency operations center that is staffed by the County of Riverside Emergency Management Department. The Emergency Operations Centers are maintained in a constant state of readiness to activate quickly once the need arises to share information, coordinate resources and create situational awareness among response agencies and local jurisdictions. Due to the relatively small size of the development project within an existing residential community and that the development is consistent with the land uses planned for in the Riverside County's General Plan Land Use Element, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- d) No Impact. The closest school to the project site is David A. Brown Middle School (21861 Grand Ave., Wildomar, CA 92595), which is approximately 4.6 miles from the project site. The proposed project is a small residential development in an existing rural community. Project operation/occupancy is not anticipated to 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. Because of the distance from the project site to David A. Brown Middle School, No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- e) No Impact. The proposed 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. A search on the EnviroStor search engine on the California Department of Toxic Substance Control's website (accessed on October 30, 2019) revealed that no hazardous materials issue records were found on the project site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**22. Airports**

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



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

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

**Findings of Fact:**

- a) No Impact. The proposed project site is located approximately 11.8 miles west of the French Valley Airport (37600 Sky Canyon Dr., Murrieta, CA 92563) and is not within an Airport Land Use Plan or Airport Master Plan. The proposed Project would not be inconsistent with an Airport Master Plan and no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- b) No Impact. Because the proposed project site is located approximately 11.8 miles west of the French Valley Airport (37600 Sky Canyon Dr., Murrieta, CA 92563) and is not within an airport land use plan. The project would not require review by the Airport Land Use Commission and no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- c) No Impact. The proposed project site is located approximately 11.8 miles west of the French Valley Airport (37600 Sky Canyon Dr., Murrieta, CA 92563) and is not within an airport land use plan. The proposed Project would not pose a safety hazard for people working or residing in the project area. Since the project site is not located within two miles of a public or public use airport and would not result in a safety hazard for people residing or working in the project area, no impact would occur.

**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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**Findings of Fact:**

- d) No Impact. The proposed project is not within the vicinity of a private airstrip, or heliport. Utilizing Google Earth, it appears there may be a private airstrip approximately 2.3 miles south of the project site. However, because of that distance the project would not result in a safety hazard for people residing or working in the project area. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**23. Water Quality Impacts**

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. Onsite Wastewater Treatment System Report prepared by Earth Strata

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Geotechnical Services, July 24, 2017. Rancho California Water District Regional Integrated Resources Plan, October 2005.

Findings of Fact:

- a) Less Than Significant Impact. Surface water quality is subject to federal, state, and local water quality requirements administered and enforced by the U.S. Environmental Protection Agency (USEPA), the California State Water Resources Control Board (SWRCB), and the California RWQCB with cooperation from each County. For the advanced treatment sewage disposal system, the Onsite Wastewater Treatment System Report concluded that the ground water table will not encroach within the current allowable limit set forth by Riverside County and California State requirements.

Construction staging would occur on the project site and temporary parking of vehicles for construction purposes would be on the project site. Any residual oil, grease, and other fuel products from equipment would be maintained onsite and would not affect surface waters. Equipment would be inspected and maintained on a regular basis. Therefore, leaks of oil, grease, and other fuel products from equipment are expected to be negligible and would not affect surface or groundwater.

Operation/occupancy of the proposed project would not violate any water quality standards or waste discharge requirements because of the strict requirements and regulations discussed above that the project would be required to comply with during operation/occupancy. Adherence to the current codes and standards of the County Health Department Manual for the advanced sewage disposal system would reduce impacts to potential groundwater pollution to less than significant levels.

Because the proposed project is subject to the requirements and regulations stated above, the proposed project is anticipated to result in a less than significant impact related to a violation of water quality standards or waste discharge requirements.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- b) Less Than Significant Impact. The proposed project would receive its potable water from Rancho California Water District (RCWD). RCWD's current water supplies come from groundwater, imported Metropolitan Water District and recycled water. Due to the relatively small nature of the proposed parcel map, it is not anticipated that ultimate development of the Project site would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. RCWD would need to provide an agreement to serve the project site. Impacts are considered 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.

Findings of Fact:

- c) Less Than Significant Impact. The proposed project is not anticipated to 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. Project development would include the grading of three residential pads in a relatively small southern portion of the site and would not create a substantial amount impervious surfaces. Due to the natural terrain, the majority of the site would remain untouched and in its natural condition. Because of the implementation of Best Management Practices (BMPs) and compliance with relevant regulating agencies, impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- d) Less Than Significant Impact. The proposed project is not anticipated to result in substantial erosion or siltation on-site or off-site. Project development would include the grading of three residential pads in a relatively small southern portion of the site and would not create areas that would erode or cause siltation because of compliance with relevant regulations preventing such conditions. Due to the natural terrain, the majority of the site would remain untouched and in its natural condition. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- e) Less Than Significant Impact. Project development would include the grading of three residential pads in a relatively small southern portion of the site. Because most of the site would be left untouched and the small scale of the graded areas that would support the development of the residential structures, project development is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site create areas that would erode or cause siltation. The project would be required to comply with regulations that would prevent such conditions to occur. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.

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.

Findings of Fact:

- f) Less Than Significant Impact. Project development would include the grading of three residential pads in a relatively small portion of the site. Because most of the site would be left untouched and the small scale of the graded areas that would support the development of the residential structures, project development is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site create areas that would erode or cause siltation. The project would be required to comply with regulations that would prevent such conditions to occur. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- g) No Impact. The project area is not known to be in an area prone to flooding. The Riverside County General Plan Safety Element Figure S-9, *Special Flood Hazard Areas*, does not show the project site to be within or near a flood hazard area. As such, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- h) No Impact. The project area is not known to be in an area prone to flooding. The Riverside County General Plan Safety Element Figure S-9, *Special Flood Hazard Areas*, does not show the project site to be within or near a flood hazard area. The proposed project is a residential development that is not anticipated to contain materials that could release pollutants due to project inundation. As such, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- i) Less Than Significant Impact. Refer to response 23 a) above. Because the proposed project is subject to the requirements and regulations stated above, the proposed project would not conflict with or obstruct implementation of a water quality control

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plan or sustainable groundwater management plan. As such, a less than significant impact would occur.

**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) Less Than Significant Impact. Based upon the analysis conducted throughout this Initial Study, and required compliance with federal, State and County regulations/policies, there would be no conflicts with any land use plan, policy, or regulation of a relevant regulating agency that would have project jurisdiction for the purpose of avoiding or mitigation an environmental effect. Impacts would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- b) No Impact. The project proposes to add three residential parcels to a vacant parcel in an established rural community. Each parcel would have its own driveway access that would utilize the existing circulation system for the community. This type of development would not be out of the ordinary for this area. The project does not propose any bridges, utility easements, roadway right-of-way, or drainage channels that would have the potential to divide the community. No impact would occur.

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.

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

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

**Findings of Fact:**

- a) **Less Than Significant Impact.** According to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-6, Mineral Resource Zones, the project site appears to fall within the classification of Mineral Resource Zone 3 (MRZ-3). MRZ-3 is a zone where resources are likely to exist, but the significance of mineral resource deposits are undetermined. No mining facilities are located within the vicinity of the project site and the closest surface mining facility in proximity to the project site is approximately 11.6 miles to the north. Implementation of the project would not 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 and impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- b) **Less Than Significant Impact.** Refer to response 25 a) above. The project site is not delineated on the County's General Plan or any other land use plan as a mineral resource site. Project implementation would not result in the loss of availability of a local mineral resource recovery site. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) **Less Than Significant Impact.** Refer to response 25 a) and b) above. The project site is not in an area that is known to have abandoned quarries or mines. No mining operations occur within the vicinity of the project site. Implementation of the project would not have the potential to expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**NOISE** Would the project result in:

**26. Airport Noise**

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

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

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

**Findings of Fact:**

- a) **No Impact.** Refer to responses in issue area 22. The project is not located within an airport land use plan or public airport. There would be no impact in regards to exposing people to excessive noise levels.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- b) **No Impact.** Refer to responses in issue area 22 and 26 a) above. The project is not located within the vicinity of a private airstrip. There would be no impact in regards to exposing people to excessive noise levels.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Noise Effects by the Project</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials. Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines (September 2018).

Findings of Fact:

- a) Less Than Significant Impact. Construction of the proposed project would include site preparation, grading, paving, construction of single family homes and application of architectural coatings. The nearest existing residence would be approximately 400 feet from the focused construction area of the closest proposed residence. Temporary construction noise will be required to comply with the County of Riverside Ordinance No. 847. Because of the distance of the existing residence from the focused construction area, temporary nature of construction activities, and compliance with Riverside County construction operational hours and regulations, impacts to ambient noise levels are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- b) Less Than Significant Impact. Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. Groundborne vibrations from construction activities rarely reach levels that damage structures. Based on the Federal Transit Administration's Transit Noise and Vibration Impact Assessment Manual, Table 7-4, Vibration Source Levels for Construction Equipment, the project construction would typically generate vibration levels ranging from 0.003 to 0.089 inches per second peak particle velocity at 25 feet from the source of activity. Because the closest existing residence would be 400 feet from the nearest focused construction area, impacts from vibration and noise are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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,"

**Findings of Fact:**

a) Less Than Significant Impact. Pursuant to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-8, Paleontological Sensitivity, and the Riverside County Parcel Report for the project site (assessor parcel number 932-320-032), the potential for paleontological resources occurring on the site is low. No unique geologic features occur within the sites generally hilly and brush covered terrain. The majority of the project site would remain in its natural undisturbed condition and only a small amount of grading would occur for the residential pads and driveways. Impacts are considered less than significant.

**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

**Findings of Fact:**

a) No Impact. The current project site is vacant. The proposed project is a single family residential development that will construct 3 residential units. No people will be displaced with project implementation. No impact would 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.

**Findings of Fact:**

- b) **No Impact.** The proposed project is a single family residential development that will construct 3 residential units and is consistent with the Riverside County General Plan land uses and zoning. Due to the relatively small nature of the project development, the project would not create a demand for additional housing or affordable housing. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- c) **Less Than Significant Impact.** The proposed project is a single family residential development that will construct 3 residential units and is consistent with the Riverside County General Plan land uses and zoning. The project will construct a private access roadway/cul-de-sac that would extend off of the existing Hidden Meadow Court. The private road will provide access to the proposed three residential units as well as to potential future residential development of adjacent vacant parcels. Due to the relatively small nature of the project development, the project, nor the construction of a private access road, would not induce substantial unplanned population growth in the area. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**30. Fire Services**

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

**Findings of Fact:**

**Less Than Significant Impact.** Fire protection and suppression services for the project would be provided by the Riverside County Fire Department. The nearest fire station to the is the Riverside County Fire Department Station 75, located at 38900 Clinton Keith Road, Murrieta, CA 92562, and is located approximately 6.7 roadway/driving miles from the project site. The development of three new residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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units would not directly or indirectly induce significant population growth. The project would not result in the need for additional new or altered fire protection services and would not alter acceptable service ratios or response times. Implementation of the project would also not create the need for the development of additional fire facilities. The Riverside County Fire Department will have an opportunity to review the project during the application process and development impact fees will be determined that will be paid by the applicant, which will contribute to the provision for future facilities as the County's population increases (if determined necessary). Therefore, less than significant impacts to fire protection services would occur with implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Sheriff Services**

Source(s): Riverside County General Plan

Findings of Fact:

Less Than Significant Impact. The Riverside County Sheriff Department serves the La Cresta community where the project is located. The development of three new residential units would not directly or indirectly induce significant population growth. The project would not result in the need for additional new or altered sheriff or police protection services and would not alter acceptable service ratios or response times. Implementation of the project would also not create the need for the development of additional sheriff or police facilities. The Riverside County Sheriff Department will have an opportunity to review the project during the application process and development impact fees will be determined that will be paid by the applicant, which will contribute to the provision for future facilities as the County's population increases (if determined necessary). Therefore, less than significant impacts to sheriff or police protection services would occur with implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Schools**

Source(s): School District correspondence, GIS database

Findings of Fact:

Less Than Significant Impact. The development of three single family dwelling units would not directly or indirectly induce significant population growth. The project may add additional students to the Murrieta Valley Unified School District. Impacts to schools will be mitigated by mandatory school impact fees that will be paid by the applicant. Impacts are considered 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.

**33. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

Less Than Significant Impact. The development of three single family dwelling units would not directly or indirectly induce significant population growth. The project may add additional people who might use library services. Impacts to library services are mitigated through income generated through property tax payments and development impact fees, which project implementation would contribute to. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**34. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

Less Than Significant Impact. The development of three single family dwelling units would not directly or indirectly induce significant population growth. The project may add additional people who might use available health services in the project area. The project site is located within the service area of several hospitals. If required, compliance with County Ordinance No. 659 requires a development impact fee payment to the County, of which funds may be partially allocated to public health services and facilities. Impacts to public medical facilities and resources associated with the proposed project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION** Would the project:

**35. Parks and Recreation**

a. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

- a) **Less Than Significant Impacts.** The development of three single family dwelling units would not directly or indirectly induce significant population growth. The project may add additional people who might use existing parks and recreational facilities within the project area. Because the project is considered to be adding a minimal amount of people to the area, the project would not result in the need for additional new or altered recreational facilities. Therefore, less than significant impacts to recreational facilities would occur with implementation of the proposed project.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- b) **Less Than Significant Impacts.** Refer to response 35 a) above. Impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- c) **Less Than Significant Impact.** The development of three single family dwelling units would not directly or indirectly induce significant population growth. The project may add additional people who might use existing parks and recreational facilities within the project area. The project would be required to comply with Riverside County Ordinance No. 460 with regards to payment of park fees. The project is not located within a recreation and park district. The project is within CSA 152, but this pertains to street sweeping and not parks and recreation. Therefore, impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>36. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a. Include the construction or expansion of a trail system?

**Source(s):** Riverside County General Plan Figure C-7 Trails and Bikeway System. Southwest Area Plan, Trails and Bikeway System Figure 8.

**Findings of Fact:**

a) No Impact. According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, there are mostly Non-County Trails (public, quasi public lands) located throughout the project area. The project does not propose a trail system, nor is the project required to construct or expand any of the existing trail systems within the project vicinity. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION** Would the project:

**37. Transportation**

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) Less Than Significant Impact. The proposed project would develop three residential units, which would no add a significant amount of traffic to the existing circulation system. The project is not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expected to result in a substantial increase in vehicle trips and congestion to the areas circulation system because the density of development is consistent with the General Plan. The project would be reviewed for consistency with all applicable County plans and would be required to comply with State and County design regulations. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- b) Less Than Significant Impact. Refer to response 37 a) above. The proposed project is not anticipated to exceed either individually or cumulatively and level of service standard established by the County. Implementation of the project would result in slight increases in traffic volumes on area roadways, but would not individually result in an excess of a County level of service. Less than significant impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- c) Less Than Significant Impact. The proposed project would construct a private road that would provide access to the residential units. The private roadway would be designed to State and County standards and regulations. The County's Transportation Department would review and approve the private roadway design. Project implementation would not result in substantial hazards to vehicular traffic. Less than significant impacts would occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- d) Less Than Significant Impact. The development of three parcels for residential use is considered a minimal development that is consistent with the County's General Plan. This type of development is typical and not out of the ordinary for the area. Implementation of the project would not cause an effect upon, or a need for new or altered maintenance of roads in the vicinity of the project and a less than significant would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- e) Less Than Significant Impact. The project would not cause an effect upon circulation during the project's construction because all equipment and materials needed for construction would be



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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staged within the project site. Construction vehicles accessing the site would be minimal and would not cause traffic issues for the current vicinity circulation system. A less than significant area circulation impact would occur during project construction.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- f) Less Than Significant Impact. The project would be located off of the existing and improved Hidden Meadow Court, which is built to County standards. Prior to construction, the project would be subject to review by the County's Fire and Sheriff Departments to assure that adequate emergency access is provided. The County's standard review procedures prior to issuance of grading permits would reduce impacts to less than significant levels.

**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:**

- a) No Impact. According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, there are mostly Non-County Trails (public, quasi public lands) located throughout the project area. No designated bicycle trails/lanes are along the improved Hidden Meadow Court. The project does not propose a bicycle trail system or bike lanes, nor is the project required to construct or expand any of the existing bike trail/lane systems within the project vicinity. No impact would occur.

**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**

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

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

Findings of Fact:

a) No Impact. The project site is vacant and covered with existing vegetation and minimally disturbed areas. No structures exist on site. No Tribal Cultural Resources exist on site that would be listed or would be 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). No impact would occur.

b) Less Than Significant Impact with Mitigation. Refer to the responses in issue area Section 9, Archaeological Resources (specifically response b)). Adherence to Mitigation Measures **CUL-1** through **CUL-4** would reduce potential impacts to Archaeological Resources to less than significant levels.

Pursuant to AB 52, Riverside County sent formal Tribal Consultation request letters to the following eight (8) Native American Tribes on November 15, 2018: Cahuilla Band of Indians, Colorado River Indian Tribes, Pala Band of Mission Indians, Pechanga Band of Luiseno Indians, Cuechan Indian Tribe, Ramona Band of Cahuilla Indians, Rincon Band of Luiseno Indians, and the Soboba Band of Luiseno Indians. Of the eight Tribes notified, two Tribes responded. The Pechanga and Soboba Tribes responded and the County sent the two tribes the project Conditions of Approval for the Tribes to review and comment on. Eventually, the Tribes agreed with the County's project Conditions of Approval/Mitigation Measures. Tribal Consultation concluded on December 10, 2018.

Unanticipated resources have the potential to be discovered during grading activities. Unanticipated discoveries potentially could be found to be 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 PRC Section 5024.1. In order to ensure that a Tribal Cultural

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Resource is not impacted, Mitigation Measures TCR-1 is required, which involves an agreement with a tribal monitor, and will reduce potential impacts to less than significant levels.

**Mitigation:**

**TCR-1: Native American Monitor.** Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measures.

**Monitoring:** Monitoring would be conducted by the Project Archaeologist(s), Tribal Monitor(s), as overseen by the Riverside County Archaeologist and Planning Department. Any reports that may be required (if any) will be reviewed and approved by the Riverside County Archaeologist and Planning Department.

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

**40. Water**

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

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

**Source(s):** Project Application Materials, Rancho California Water District

**Findings of Fact:**

- a) **Less Than Significant Impact.** The project will ultimately construct three residential units which is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems. The project would obtain potable water from Rancho California Water District (RCWD). Wastewater would be treated on site via individual septic systems on each parcel. No wastewater facility would be impacted. Three relatively small residential pads would not create significant impervious surfaces that would generate the need for a storm water drainage system and storm flows would utilize the existing storm water facilities/drainage system within the surrounding community. Impacts would be considered 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.

**Findings of Fact:**

- b) **Less Than Significant Impact.** The proposed project is to allow for the subdivision of a 21.27 gross acre site into three parcels with a minimum lot size of 5 acres. Ultimate development of the site would result in the construction of three single family residences. As confirmed by Kim Kerckhoff from the Rancho California Water District (RCWD) (letter dated July 10, 2017), the proposed project is within their district and water service would be available via an existing 8-inch diameter water pipeline (2550 Pressure Zone), which is located within the right-of-way of Hidden Meadow Court. It is the responsibility of the developer to ensure that all requirements to obtain potable water services are met with RCWD as well as all other applicable agencies. It is anticipated that three residences would not impact the district significantly for water demand and water delivery is expected once the project complies with RCWD's and the County's requirements. It is anticipated that RCWD will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years and impacts are considered less than significant.

**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. Onsite Wastewater Treatment System Report prepared by Earth Strata Geotechnical Services, July 24, 2017

**Findings of Fact:**

- a) **Less Than Significant Impact.** The project proposes to construct septic systems for each of the three parcels that will treat and dispose of wastewater. The septic systems will be in compliance with Riverside County Department of Environmental Health regulations. An Onsite Wastewater Treatment System Report was prepared by Earth Strata Geotechnical Services that concluded that the project site had sufficient area to support an advanced treatment sewage disposal system and that the groundwater table will not encroach within the current allowable limit set forth by Riverside County and California State requirements. The report provided guidelines and recommendations for the design, grading and construction of an onsite wastewater treatment system. Compliance with the recommendations and Riverside County Department of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Environmental Health regulations will ensure that septic system installation will have less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- b) No Impact. The proposed project will not be utilizing a wastewater provider. The project will be installing a wastewater treatment system for each parcel. No impact would occur.

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) Less Than Significant Impact. The project will not substantially alter existing or future solid waste generation patterns and disposal services. Waste from the project area is currently served by 3 landfills: Badlands Landfill, Lamb Canyon and El Sobrante Landfill. Badlands accepts up to 4,500 tons per day of solid waste and is anticipated to close in 2022. Lamb Canyon accepts up to 5,000 tons per day of solid waste and is anticipated to close in 2029. El Sobrante accepts 5,000 tons per day of in-county solid waste and is anticipated to close in 2057. Based on communication with staff from Riverside County Waste Resources, unincorporated Riverside County had an annual disposal rate of 6.4 pounds per person per day. Solid waste collection services for unincorporated Riverside County area is provided by CR&R Services, which provides sustainable waste and recycling services. CR&R also has an extensive network of processing facilities that would manage the project site waste stream and includes solid waste, recyclables, green waste, food waste, construction and demolition waste, electronic waste and a number of other materials. Thus, project implementation would not impair the attainment of solid waste reduction goals. Ultimate development of the project site will generate a less than significant impact to solid waste disposal needs.

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.

Findings of Fact:

b) Less Than Significant Impact. The proposed project would be required to comply with all applicable laws and regulations governing solid waste. Because CR&R has many sustainability services to provide the development and residential occupation of the proposed project, the project would not impact Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

### 43. Utilities

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

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) Less Than Significant Impact. The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public utilities that support the project area. The applicant shall make arrangements with each utility provider to ensure each residential building is connected to the appropriate utilities. Thus, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>WILDFIRE</b> If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
<b>44. Wildfire Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

- a) Less Than Significant Impact. The proposed project would be served by an existing circulation system that provides access to the project site and facilitates vehicular circulation throughout the project area in accordance with Riverside County and State standards. The Riverside County Sheriff's Department, California Highway Patrol, and other cooperating law enforcement agencies have primary responsibility for evacuations. These agencies work together to assess fire behavior and spread, which ultimately influence evacuation decisions. Evacuation routes are generally identified by fire protection and law enforcement personnel, are determined based on the location and extent of the incident, and include as many predesignated transportation routes as possible. Depending on the nature of the emergency requiring evacuation, it is anticipated that the majority of the project area residents would exit the project area via Calle Bandido to Avenida La Cresta or via Calle Bandido south to Tenaja Road. Project implementation would not impair access to these roadways should an evacuation be required. It is not anticipated that the project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts in this regard would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

- b) **Less Than Significant Impact.** Wildfires may potentially occur in wildland areas near the project site, or in on-site undeveloped open space. Under existing conditions, the project site includes numerous potential fire issues, including unmaintained, fire-prone vegetation. The project would include conversion of a portion of the site to maintained urban development with designated landscaping and fuel modification areas. A fuel modification zone is a strip of land where combustible vegetation has been removed and/or modified and partially or totally replaced with more adequately spaced, drought-tolerant, fire-resistant plants in order to provide a reasonable level of protection to structures from wildland and vegetation fires.

The project site is located in an area classified as having a very high potential for fire. The project would introduce new potential ignition sources in the form of building materials (e.g., wood, stucco), vegetation for landscaping, vehicles, and small machinery (e.g., for typical residential and landscape maintenance), but would also result in areas separating ignition sources from native fuels as well as the conversion of existing ignitable fuels to maintained landscapes that are ignition-resistant. Therefore, the project would function as a fuel reduction project by helping create context-sensitive development and a new first-fuel break line of defensible space. The project would be required to comply with current codes and standards which require defensible space to be provided around all structures located within a very high fire hazard area. This would ultimately reduce the potential flammability of the landscape. In addition, the project provides improved access to the site via the private road and driveways, which improves firefighters' access for wildland firefighting efforts.

The project would be subject to compliance with the 2016 California Building Code (or the most current version) and the 2016 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations), which would include ignition-resistant construction, automatic interior fire sprinklers, a robust water delivery system, fire apparatus access, and defensible space, among others. Compliance with these regulations would reduce impacts due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- c) **Less Than Significant Impact.** Implementation of the proposed project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. As discussed above, the project would be required to comply with existing regulations that help reduce fire risks and does not propose power lines, etc. Impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.



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

- d) Less Than Significant Impact. Implementation of the proposed project is not anticipated to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The project does not propose any components that would create significant risks due to flooding, post-fire slope instability or drainage changes. The project would create more level ground in the residential pad areas and will introduce landscaping that would help reduce such risks. Impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- e) Less Than Significant Impact. Refer to response 44 a) and b) above. Project implementation would not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires because it would be required to comply with State and County regulations regarding fire risk reduction. Compliance with development fire regulations, and fire resistant building materials would reduce impacts to less than significant levels.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

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

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

**Findings of Fact:**

Less Than Significant Impact with Mitigation: Based on the environmental analysis conducted throughout this Initial Study, impacts to Aesthetics, Agriculture & Forest Resources, Air Quality,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Biological Resources, Energy, Cultural Resources (Historic Resources), Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Paleontological Resources, Population/Housing, Public Services, Recreation, Transportation, Utilities/Service Systems and Wildfire would have a less than significant impact on the environment.

Impacts to Cultural Resources (Archaeological Resources) would be significant unless mitigated. Thus, Mitigation Measures CR-1 through CR-4 are required for the project to reduce impacts to less than significant levels.

Impacts to Tribal Cultural Resources would be significant unless mitigated. Thus, Mitigation Measure TCR-1 is required for the project to reduce impacts to less than significant levels.

Therefore, implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. All environmental topics analyzed within this document are either considered to have No Impact, Less Than Significant Impact, or Less Than Significant Impact with Mitigation Incorporated.

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

**Findings of Fact:**

Less Than Significant Impact. The environmental analysis conducted in this Initial Study determined that the land uses are consistent with the County's General Plan land use projections. The land uses have been considered with overall County growth. The analysis demonstrated that the project is in compliance with federal, State, and County applicable regulations. Further, the project would not create impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because impacts were either determined to be less than significant, or less than significant with the incorporation of mitigation measures.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:**

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Less Than Significant Impact: The environmental analysis conducted in this document regarding the project impacts determined that the project would not have the potential to generate significant adverse effects on human beings. The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts were identified to have no impact, less than significant impact, or a less than significant impact with mitigation incorporated.

## **VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: N/A

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505



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

Juan C. Perez  
Agency Director



02/19/20, 11:59 am

TPM37401

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM37401. 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 Tentative Parcel Map No. 37401 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

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

Tentative Parcel Map No. 37401 is a Schedule 'H' subdivision of 20.83 gross acres into three (3) residential parcels ranging in size from 6.41 to 7.86 gross acre parcels.

**Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on Tentative Parcel Map, dated July 15, 2019.

**Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - 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:

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- 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. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 927 (Regulating Short Term Rentals)

#### 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)

### Fire

#### Fire. 1

#### Gen - Fire

- 1.) Access \_ Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.  
Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 4.) Provided a private road maintenance agreement for Aria Circle.
- 5.) Turnouts - When a fire apparatus access road (driveways) exceeds 150 feet in length, but less than 800 feet in length, a turnout shall be provided near the midpoint of the fire apparatus access road. Where the











## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 1                      If Human Remains Found

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

#### Planning-CUL. 2                      Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

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

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

### Planning-GEO

#### Planning-GEO. 1                      GEO180028 ACCEPTED

County Geologic Report GEO No. 180028, submitted for the project TPM37401, APN 932-320-032, was prepared by Earth Strata Geotechnical Services, Inc., and is titled; "Preliminary Geotechnical Interpretive Report, Proposed Three Lot Subdivision, Assessor's Parcel Number 932-320-032, Located on Hidden Meadow Court, Murrieta Area, Riverside County, California," dated August 4, 2017. In addition, Earth Strata has also submitted the following document:

"Response to the County of Riverside Review Comments Regarding County Geologic Report 180028, Proposed Single-Family Residences, Assessor's Parcel Number 932-320-032, Lot 1, 2, and 3, Located on Hidden Meadow Court, Murrieta Area, Riverside County, California," dated May 31, 2019.

GEO No. 180028 concluded:

1. No active faults are known to project through the site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone, nor a County Fault Hazard Zone.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO180028 ACCEPTED (cont.)

2. Based on our mapping of the subject site, review of current and historical aerial imagery, lack of lineaments indicative of active faulting, and the data compiled during the preparation of this report, it is our interpretation that the potential for surface rupture to adversely impact the proposed structures is very low to remote.
3. After a field evaluation of apparent arcuate features observed on the aerial imagery of the site, it is concluded that landslide debris is not present and no ancient landslides are known to exist on the site.
4. The slope stability analysis performed for the highest proposed 1.5:1 cut slopes on this project indicate that the proposed slope configurations exceed the minimum factor of safety for static and pseudo-static (earthquake) conditions and are thus stable for the proposed development.
5. The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and dense nature of the deeper onsite earth materials.
6. Foundation settlement due to structural loads is anticipated to be less than approximately ¼-inch. Differential settlement is expected to be about ½-inch over a horizontal span of approximately 20 feet, for an angular distortion ratio of 1:480.
7. Based on the results of preliminary laboratory testing, site soils have a "Very Low" expansion potential.

#### GEO No. 180028 recommended:

1. Vegetation including trees, grasses, weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded and properly disposed of offsite.
2. For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil and undocumented artificial fill, should continue until firm competent bedrock is encountered.
3. Remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater.
4. Based on the subsurface exploration, the anticipated removal depths should vary from 2 to 4 feet below existing grade.

This update to GEO No. 180028 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180028 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1 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 DRAINAGE 2

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

#### Transportation. 3 STD INTRO 3(ORD 460/461)

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

### Waste Resources

#### Waste Resources. 1 Waste - General

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



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50. Prior To Map Recordation

Survey

- 050 - Survey. 1 EASEMENT (cont.) Not Satisfied  
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 AGGREGATE/32' GRADED Not Satisfied

Aria Circle (Proposed cul-de-sac) is a reserved private street, and shall be improved with 32 foot of acceptable Aggregate Base (0.33' min. thickness) within a 60 foot full-width private road easement as approved by the Transportation Department.

The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

- 050 - Transportation. 2 CORNER CUT BACK Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

- 050 - Transportation. 3 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

- 050 - Transportation. 4 INTERSECTION/50' TANGENT Not Satisfied

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

- 050 - Transportation. 5 STREET NAME SIGN Not Satisfied

The land divider shall install street name sign at the intersection of Hidden Meadow Circle and Aria Circle in accordance with County Standard No. 816 as directed by the Transportation Department.

60. Prior To Grading Permit Issuance

BS-Grade

- 060 - BS-Grade. 1 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 off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

- 060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 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 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 for additional information and requirements.

Planning

060 - Planning. 1 Planning - Grading Natural Contours Not Satisfied

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

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

060 - Planning. 2 Planning - Map - SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.86 gross acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.  
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor (cont.) Not Satisfied

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

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

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

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

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

Planning-EPD

060 - Planning-EPD. 1 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 15th 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 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



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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1                      0060-EPD-Nesting Bird Survey (MBTA) (cont.)                      Not Satisfied  
of a grading permit.

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 to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Transportation

060 - Transportation. 1                      CONDITIONAL WQMP REQUIREMENT                      Not Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes adding 5,000 sq.ft. of impervious area or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2                      SUBMIT GRADING PLANS                      Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1                      Artifact Disposition                      Not Satisfied

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

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

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

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

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1      Artifact Disposition (cont.)      Not Satisfied

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

070 - Planning-CUL. 2      Phase IV Cultural Monitoring Report      Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1      NO BUILDING PERMIT W/O GRADING PERMIT      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      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 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.

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80. Prior To Building Permit Issuance

BS-Grade

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

E Health

080 - E Health. 1                      OWTS Plans                      Not Satisfied

Provide three detailed site/grading plans drawn to a proper scale showing the proposed onsite waste water treatment system. If the dispersal system is installed on slopes greater than 30%, a slope stability report approved by a professional engineer or professional geologist specifically addressing the dispersal system on the slopes greater than 30%.

Provide a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 2                      Percolation Report                      Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required.

080 - E Health. 3                      Water Will Serve                      Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1                      Planning - Map - School Mitigation                      Not Satisfied

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

080 - Planning. 2                      Planning - Map - Underground Utilities                      Not Satisfied

All utility extensions within a lot shall be placed underground.

Transportation

080 - Transportation. 1                      SUBMIT WQMP IF REQUIRED                      Not Satisfied

This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes adding 5,000 sq.ft. of impervious area or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

Waste Resources

080 - Waste Resources. 1                      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

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80. Prior To Building Permit Issuance

Waste Resources

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

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 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.

E Health

090 - E Health. 1 ATU Deed Recordation Not Satisfied

The existence of an alternative system on this property must be recorded on the deed and proof provided to the Department of Environmental Health.

090 - E Health. 2 Renewable Operating Permit Not Satisfied

A renewable operating permit must be obtained from Environmental Health prior to final.

Transportation

090 - Transportation. 1 R & B B D Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "C" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 2 WQMP COMPLETION IF REQUIRED Not Satisfied

If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 3 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,

Plan: TPM37401

Parcel: 932320032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3      WRCOG TUMF (cont.)      Not Satisfied  
pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1      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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: August 14, 2018

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 1st District  
Planning Commissioner: 1st District  
Murrieta Valley Unified School District  
Western Municipal Water District (WMWD)  
Southern California Edison Co. (SCE)

**TENTATIVE PARCEL MAP NO. 37401 – CEQ180069 – Applicant: Isaac E. Williams – Engineer/Representative: Majaestic Design 3D –First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau Policy Area – Location: North of Hidden Meadows Circle, south of Vista De Montanas, east of Hombre Lane and west of Calle Bandido– 21.27 Gross Acres - Zoning: Residential Agricultural – 5-Acre Minimum (R-A-5) - **REQUEST:** The Tentative Parcel Map is a Schedule “H” subdivision of 21.27 acres into three (3) residential lots ranging in size from 5.09 to 7.92 gross acres. – APN: 932-320-032. **BBID: 566-040-264****

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on August 23, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

November 15, 2018

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37401)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 15, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

**Project Description:**

**TENTATIVE PARCEL MAP NO. 37401** – CEQ180069 – Applicant: Isaac E. Williams – Engineer/Representative: Majaestic Design 3D –First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau Policy Area – Location: North of Hidden Meadows Circle, south of Vista De Montanas, east of Hombre Lane and west of Calle Bandido– 21.27 Gross Acres - Zoning: Residential Agricultural – 5-Acre Minimum (R-A-5)

**REQUEST:** The Tentative Parcel Map is a Schedule "H" subdivision of 21.27 acres into three (3) residential lots ranging in size from 5.09 to 7.92 gross acres. – APN: 932-320-032.

Sincerely,

PLANNING DEPARTMENT

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

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, [dbradfor@rivco.org](mailto:dbradfor@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 15, 2018

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37401)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 15, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Attachment: Project Vicinity Map and Project Aerial

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 15, 2018

Quechan Indian Tribe  
H. Jill McCormick, Historic Preservation Officer  
P.O. Box 1899  
Yuma, AZ 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37401)**

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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Deborah Bradford, [dbradfor@rivco.org](mailto:dbradfor@rivco.org)  
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 15, 2018

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37401)**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, [dbradfor@rivco.org](mailto:dbradfor@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 15, 2018

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37401)**

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Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 15, 2018

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37401)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 15, 2018

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37401)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 15, 2018

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37401)**

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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

**Isaac E. and Evelyn R. Williams**

41146 Arron Ct.  
Murrieta, CA 92562

Cell # 619-972-8508

Cell # 619-733-8532

Fax # 951-412-0253

[pfsbigike@msn.com](mailto:pfsbigike@msn.com)

August 28, 2019

RE: TPM 47401; subdivision

ATTN: Deborah Bradford

Debra,

The Proposed Lot #1 is the only lot of the underlying 20.83 acre parcel that exceeds the 4:1 ratio. Based on the design, the majority of this lot is steep slopes that will remain in its natural state.

Therefore by means of this letter, we are requesting a waiver for the above mentioned lot.

Best regards,

Isaac

*Isaac E. Williams*



MAP 37401



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP                       TENTATIVE PARCEL MAP  
 REVERSION TO ACREAGE                       EXPIRED RECORDABLE MAP  
 AMENDMENT TO FINAL MAP                       VESTING MAP  
  
 MINOR CHANGE                      Original Case No. \_\_\_\_\_  
 REVISED MAP                      Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: ISAAC E. WILLIAMS

Contact Person: ISAAC WILLIAMS                      E-Mail: pfsbigike@msn.com

Mailing Address: 41146 ARRON CT  
MURRIETA                      CA                      92562  
City                      State                      ZIP

Daytime Phone No: (619) 972-8508                      Fax No: ( )

Engineer/Representative Name: Majestic Design 3D

Contact Person: REZA JAMES                      E-Mail: majesticdesign3d@gmail.com

Mailing Address: POB 182  
TEMECULA                      CA                      92593  
City                      State                      ZIP

Daytime Phone No: (951) 595-3839                      Fax No: ( )

Property Owner Name: ISAAC & EVELYN WILLIAMS

Contact Person: ISAAC WILLIAMS                      E-Mail: pfsbigike@msn.com

Mailing Address: 41146 ARRON CT

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 SUBDIVISION AND DEVELOPMENT**

MURRIETA CA 92562  
City State ZIP

Daytime Phone No: (619 ) 972-8508 Fax No: (951 ) 412-8508

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

ISAAC E. WILLIAMS  
PRINTED NAME OF PROPERTY OWNER(S)

*Isaac E. Williams*  
SIGNATURE OF PROPERTY OWNER(S)

EVELYN R. WILLIAMS  
PRINTED NAME OF PROPERTY OWNER(S)

*Evelyn R. Williams*  
SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 932-320-032

Approximate Gross Acreage: 21.27

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of HIDDEN MEADOWS CIR, South of VISTA DE MONTANAS, East of HOMBRE LN, West of CALLE BANDIDO.

**SUBDIVISION PROPOSAL:**

Map Schedule: For H Minimum Developable Lot Size: 5 ACRES  
Number of existing lots: 1 Number of proposed developable lots: 3  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): \_\_\_\_\_ Subdivision Density: \_\_\_\_\_ dwelling units per acre.

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

If yes, provide Application No(s) 932320012  
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): \_\_\_\_\_

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: ISAAC & EVELYN WILLIAMS

Address: 41146 ARRON CT, MURRIETA CA

Phone number: 619-972-8508

Address of site (street name and number if available, and ZIP Code): 92562

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: PAGE 25/ 932-320-032

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 06/07/16

MAP 37401



**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 ISAAC WILLIAMS hereafter "Applicant" and Isaac Williams "Property Owner".

Description of application/permit use:

subdivide 21.27 Acre parcel into  
3 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.



County of Riverside  
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE  
(SAN-53)

TRACT/PARCEL MAP #: \_\_\_\_\_ DATE: 9/29/2017 PARCELS/LOTS: 3  
APN: 932-320-032 ZONING: \_\_\_\_\_ MAP SCHEDULE: H

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

THE \_\_\_\_\_ RANCHO \_\_\_\_\_ WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED \_\_\_\_\_

ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE \_\_\_\_\_ WATER COMPANY.

NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.  
(SCHEDULE C, D, E, F, G )

INDIVIDUAL WELL(S) \_\_\_\_\_  
10/20/2017 000001  
#3308 1156PM JOHN0003

2. DOMESTIC SEWAGE DISPOSAL:

CONNECTION TO \_\_\_\_\_  
SEWER SYSTEM AS PER LETTER DATED \_\_\_\_\_  
722080 \$183.00  
#1301

ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO \_\_\_\_\_  
DATED JULY 24, 2017 HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE  
CHECK CHANGE 171632-11A \$0.00

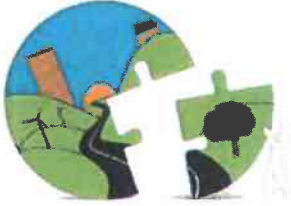
\*\*\*TOTAL \$183.00  
\$183.00

ADDITIONAL COMMENTS: Advance treatment with drip line dispersal proposed.

A Phase I Environmental Site Assessment (ESA) study may be required. Based on the information provided from the Phase I ESA, a Phase II ESA may also be required.

ENVIRONMENTAL HEALTH SPECIALIST

Received by: \_\_\_\_\_



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

*Isaac E. Williams*

10/24/2019

Property Owner(s) Signature(s) and Date

ISAAC E WILLIAMS & EVELYN R. WILLIAMS

Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

  
\_\_\_\_\_  
Property Owner(s) Signature(s) and Date

ISAAC E WILLIAMS & EVELYN R. WILLIAMS  
\_\_\_\_\_  
PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

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## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on November 01, 2019,

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

APN (s) or case numbers TPM37401 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

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

TITLE: GIS Analyst

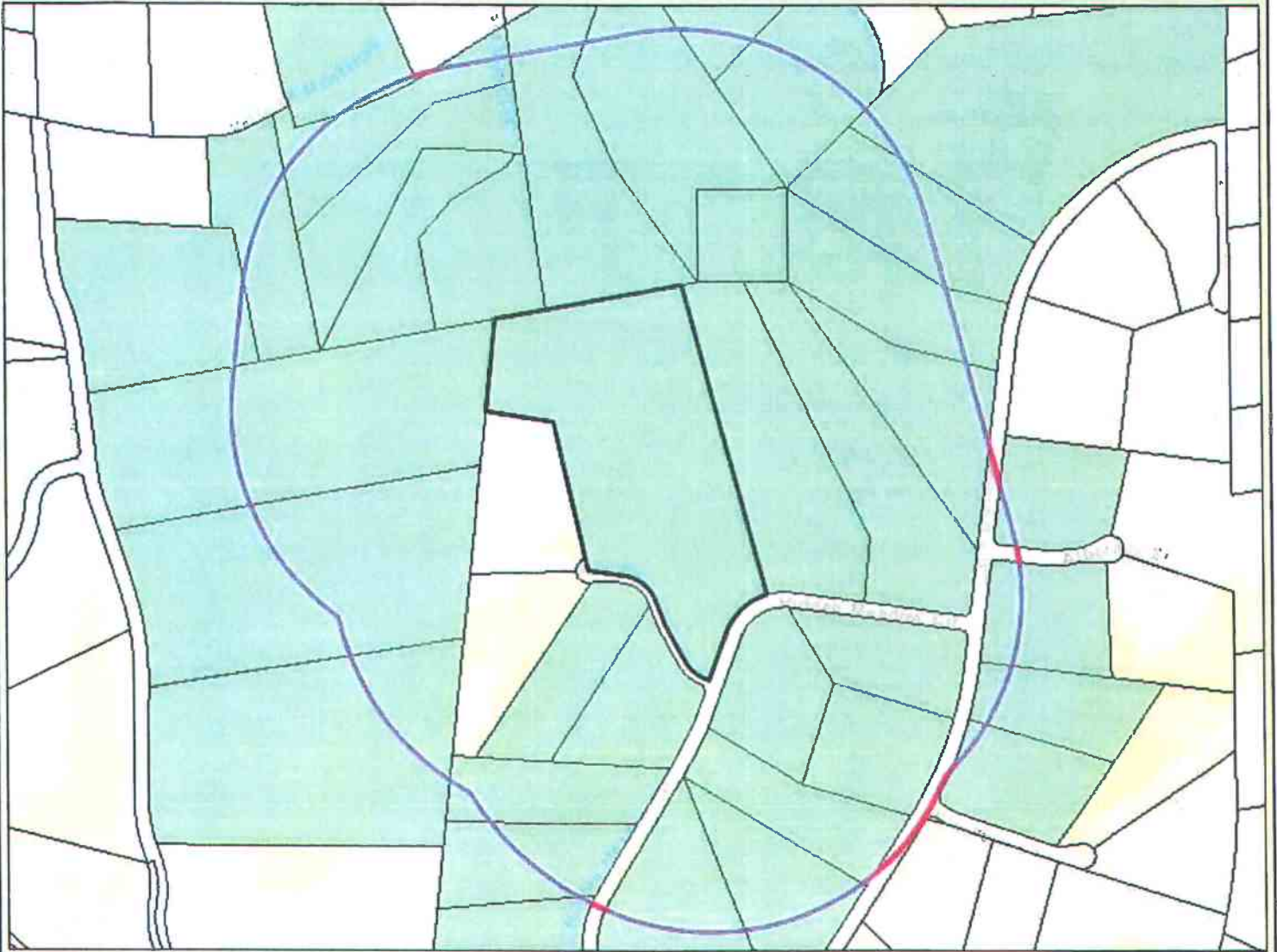
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

TPM37401 ( 1200 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 11/1/2019 11:07:01 AM

© Riverside County RCIT

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TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

929030008  
WARREN C DEAN  
10491 EASTER HILLS DR  
SANTA ANA CA 92705

932320006  
LJA ENTERPRISES INC  
12156 LILAC HEIGHTS CT  
VALLEY CENTER CA 92082

932320027  
STEVEN DOUGLAS ATKINSON  
CHERI VIOLET ATKINSON  
12800 CENTER CT NO 300  
CERRITOS CA 90703

932320004  
DAVID JODOIN  
MELINDA JODOIN  
17670 HOMBRE LN  
MURRIETA CA. 92562

932330062  
YONG SUK PARK  
KYUNG AI PARK  
1854 S BEVERLY GLEN BLVD A  
LOS ANGELES CA 90025

932330028  
MICHAEL W MOTHERHEAD  
ELIN F MOTHERHEAD  
18575 VISTA DE MONTANAS  
MURRIETA CA. 92562

932330061  
MARY LYNN WILLIAMS  
18797 VISTA DE MONTANAS  
MURRIETA CA. 92562

932320036  
HUNTERS GATE ALLIANCE  
23905 CLINTON KEITH 114164  
WILDOMAR CA 92595

932320046  
CHI P HUYNH  
HUEY K HUYNH  
24040 SEMILLON LN  
MURRIETA CA 92562

932320023  
CHARLES LACY  
24558 GENOVA CT  
MURRIETA CA 92562

932330066  
LARRY PHILIP SCHNEIDER  
ANN BERGAN SCHNEIDER  
24855 VIA VALMONTE  
TORRANCE CA 90505

932330032  
MARK ORMAN  
31805 TEMECULA PKWY NO 114  
TEMECULA CA 92592

932320005  
SCOTT E WALKER  
BARBARA A WALKER  
38521 SHOAL CREEK DR  
MURRIETA CA 92562

932330030  
WILLIAM F WADE  
VICKI J WADE  
39195 DEL SOL CT  
MURRIETA CA 92562

932330068  
PATRICK J KELLY  
PATRICIA A KELLY  
39435 CALLE BANDIDO  
MURRIETA CA. 92562

929360005  
RICK C MAY  
JODEAN C MAY  
39950 CALLE BANDIDO  
MURRIETA CA. 92562

932330069  
BRADLY NATHAN COLLINS  
DELANEY ERIN COLLINS  
39955 SUNSET VIEW CIR  
MURRIETA CA 92562

932330065  
EMIL KARIM  
HIAM E KARIM  
39965 SUNSET VIEW CIR  
MURRIETA CA. 92562

932330060  
RONALD F ABACHERLI  
CAROLYN F ABACHERLI  
39975 HIGHLAND ESTATES CT  
MURRIETA CA. 92562

932330064  
WALT WHITAKER  
FAY A WHITAKER  
39975 SUNSET VIEW CIR  
MURRIETA CA. 92562

929360007  
RICHARD K JEMISON  
JANET P JEMISON  
40020 CALLE BANDIDO  
MURRIETA CA. 92562

932320024  
PAUL MARC GAETA  
ERICA SUEHEY GAETA  
40021 HIDDEN MEADOW CIR  
MURRIETA CA. 92562

932320041  
MICHELLE L MORRIS KERIN  
EDWARD LAWRENCE KERIN  
40101 CALLE BANDIDO  
MURRIETA CA. 92562

929350001  
RICHARD DOUGLAS  
LORRAINE DOUGLAS  
40200 CALLE BANDIDO  
MURRIETA CA. 92562

929350001  
RICHARD DOUGLAS  
LORRAINE DOUGLAS  
40200 CALLE BANDIDO  
MURRIETA CA. 92562

932320042  
SCOTT WHITE  
KRISTEN WHITE  
40205 CALLE BANDIDO  
MURRIETA CA. 92562

932320040  
VITALY LOBACHEV  
GALINA PYANOVA  
OXANA KORZHUK  
  
40250 HIDDEN MEADOW CIR  
MURRIETA CA 92562

932320047  
HOWARD D LOUGHRY  
PEARL ANN LOUGHRY  
40265 CALLE BANDIDO  
MURRIETA CA 92562

932320043  
HOWARD DALE LOUGHRY  
PEARL ANN LOUGHRY  
40265 CALLE BANDIDO  
MURRIETA CA. 92562

932320028  
THOMAS D VERTI  
ELIZABETH R VERTI  
40333 HIDDEN MEADOW CIR  
MURRIETA CA. 92562

932320029  
ROBERT H KONOSKE  
SUSAN E KONOSKE  
40367 HIDDEN MEADOW CIR  
MURRIETA CA. 92562

932330067  
ALEX F ESCORCIA  
LORI D ESCORCIA  
40528 ANGELICA DR  
MURRIETA CA 92562

932330063  
GOOD FAITH PROP GROUP  
4111 MASSACHUSETTS AVE  
LA MESA CA 91941

932320032  
ISAAC WILLIAMS  
EVELYN WILLIAMS  
41146 AARON CT  
MURRIETA CA 92562

929350002  
GORAN BILAVER  
ELIZABETH UJKIC  
4430 ROSEBANK DR  
LA CANADA FLINTRIDGE CA 91011

932320037  
BOROOMAND AINNEH EBRAHIMI  
HOMA AKHAVAN EBRAHIMI  
ABI NABIPUR

5722 RESEARCH DR UNIT A  
HUNTINGTON BEACH CA 92649

932330009  
ALBRECHT MICHALKE  
LANGERMANTELSTRAFE 30  
GERMANY 0

932330010  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589



Isaac and Evelyn Williams  
41146 Arron Ct.  
Murrieta, CA 92562

Isaac and Evelyn Williams  
41146 Arron Ct.  
Murrieta, CA 92562

Majestic Design 3D  
Atten: Reza James  
P.O. Box 182  
Temecula, CA 92593

Majestic Design 3D  
Atten: Reza James  
P.O. Box 182  
Temecula, CA 92593

Western Municipal Water District  
14205 Meridian Pkwy.  
Riverside, CA 92518

Western Municipal Water District  
14205 Meridian Pkwy.  
Riverside, CA 92518

Pechanga Band of Luiseno Indians  
Attention: Ebru Ozdil  
P.O. Box 2183  
Temecula, California 92593

Pechanga Band of Luiseno Indians  
Attention: Ebru Ozdil  
P.O. Box 2183  
Temecula, California 92593

Southern California Edison  
Attention: Jeff Clark  
P.O. Box 800  
Rosemead, CA 91770

Southern California Edison  
Attention: Jeff Clark  
P.O. Box 800  
Rosemead, CA 91770

Murrieta Valley Unified School District  
Facilities and Operations Depart.  
41870 McAlby Court  
Murrieta, CA 92562

Murrieta Valley Unified School District  
Facilities and Operations Depart.  
41870 McAlby Court  
Murrieta, CA 92562

**INVOICE (INV-00106930)  
FOR RIVERSIDE COUNTY**

**County of Riverside  
Transportation & Land Management Agency**



**BILLING CONTACT / APPLICANT**

Majestic Design 3D  
P O Box 182  
Temecula, Ca 92593

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00106930	03/24/2020	03/24/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200002	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS	
	<b>SUB TOTAL</b>
	<b>\$50.00</b>

<b>TOTAL DUE</b>	<b>\$50.00</b>
------------------	----------------

PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by Mail	County of Riverside County P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment in Person	Riverside Permit Assistance Center 4080 Lemon St., 9th Fl. Riverside, CA 92501	Desert Permit Assistance Center 77588 El Duna Ct., Ste H Palm Desert, CA 92211

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, [TLMABilling@rivco.org](mailto:TLMABilling@rivco.org) and include the reference number(s), which is your case number and department in the subject line.

**INVOICE (INV-00106933)  
FOR RIVERSIDE COUNTY**

**County of Riverside  
Transportation & Land Management Agency**



**BILLING CONTACT / APPLICANT**

Majestic Design 3D  
P O Box 182  
Temecula, Ca 92593

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00106933	03/24/2020	03/24/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200002	0451 - CF&W Trust ND/MND	\$2,406.75

SITE ADDRESS	
	<b>SUB TOTAL</b>
	\$2,406.75

<b>TOTAL DUE</b>	<b>\$2,406.75</b>
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by Mail	County of Riverside County P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment in Person	Riverside Permit Assistance Center 4080 Lemon St., 9th Fl. Riverside, CA 92501	Desert Permit Assistance Center 77588 El Duna Ct., Ste H Palm Desert, CA 92211

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, [TLMABilling@rivco.org](mailto:TLMABilling@rivco.org) and include the reference number(s), which is your case number and department in the subject line.

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



**ITEM: 1.2  
(ID # 13693)**

**MEETING DATE:**  
Tuesday, November 10, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S APPROVAL OF TENTATIVE PARCEL MAP NO. 37401 - ADOPTION OF MITIGATED NEGATIVE DECLARATION (CEQ180069) - Applicant: Isaac E. Williams – Engineer/Representative: Majaestic Design 3D – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau Policy Area – Location: North of Hidden Meadows Circle, south of Vista De Montanas, east of Hombre Lane and west of Calle Bandido– 21.27 Gross Acres - Zoning: Residential Agricultural – 5-Acre Minimum (R-A-5) - REQUEST: The Tentative Parcel Map is a Schedule "H" subdivision of 21.27 acres into three (3) residential lots ranging in size from 6.48 to 7.86 gross acres. APN: 932-320-032. District 1. [Applicant Fees 100%]

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

1. **ADOPT A MITIGATED NEGATIVE DECLARATION for CEQ180069** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and
2. **APPROVE TENTATIVE PARCEL MAP NO. 37401**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**ACTION: Consent**

Charissa Leach, Interim TLMA Director

10/20/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, 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: November 10, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By: \_\_\_\_\_  
Deputy

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

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

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

**BACKGROUND:**

**Summary**

The applicant is proposing a Schedule 'H' subdivision of 20.83 gross acres into three (3) residential parcels ranging in size from 6.48 to 7.86 gross acre parcels. The Project site is located north of Hidden Meadows Circle, south of Vista De Montanas, east of Hombre Lane, and west of Calle Bandido within the Santa Rosa Plateau Policy Area. Residential parcels as small as five acres are allowed to establish within this Policy Area through the tract map or parcel map process. Tentative Parcel Map No. 37401 was approved administratively by the Planning Director on March 16, 2020.

**Board Action**

The Planning Director's decision is final, and no action by the Board of Supervisors is required unless the applicant or any interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**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 notification process by the Planning Department.

**ATTACHMENTS:**

- A. Director's Decision
- B. Staff Report

  
 Jason Farin, Principal Management Analyst      11/3/2020