

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



ITEM: 21.4  
(ID # 14495)

MEETING DATE:

Tuesday, March 09, 2021

FROM: TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 1800012 and TENTATIVE TRACT MAP NO. 37358, AND ADOPTION of a MITIGATED NEGATIVE DECLARATION for CEQ180047 -Applicant: Allard Engineering – Owner: Pacific Communities Builder, Inc. – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) – Location: North of Mapes Road, east of Antelope Road, west of Dawson Road, and southerly of Mahogany Lane – Zoning: Rural-Residential (R-R) – 45.6 gross acres - REQUEST: The Change of Zone proposes to change the zoning classification of the project site from Rural-Residential (R-R) to One-Family Dwelling (R-1). The Tentative Tract Map proposes a Schedule "A" Subdivision of 45.6 acres into 153 residential lots and 7 open space lots. District 5. [100% Applicant Fees]

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

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180047**, 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;

Continued on Page 2

**ACTION: Policy**

Charissa Leach, Interim TLMA Director

2/9/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Hewitt, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with revised Conditions of Approval to include the addition of 12 feet of paving on the southside of Mapes Road; and that Ordinance 348.4949 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: March 9, 2021  
xc: Planning, COB

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

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

2. **APPROVE CHANGE OF ZONE NO. 1800012**, amending the zoning classification for a portion of the subject property from Rural Residential (R-R) to One-Family Dwellings (R-1), in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report;
3. **ADOPT ORDINANCE NO. 348.4949** amending the zoning in the Romoland Area shown on Map No. 2.2457 Change of Zone No. 1800012 attached hereto and incorporated herein by reference; and
4. **APPROVE TENTATIVE TRACT MAP NO. 37358**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated into the staff report.

Continued on Page 3

**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**

**Change of Zone No. 1800012 (CZ1800012)** changes the zoning of 39.85 gross acres within the project from Rural Residential (R-R) to One-Family Dwellings (R-1). Properties subject to the Change of Zone include APNs 327-180-013, 327-180-006, and 327-180-005. The remaining portion of the project site is already zoned One-Family Dwellings (R-1).

**Tentative Tract Map No. 37358 (TTM37358)** is a proposal to subdivide 45.6 gross acres into 154 single family residential lots ranging in size from 7,200 square-feet to 12,745 square-feet, seven (7) letter lots dedicated to retention basins and open space amenities which consists of three (3) parks, and one paseo, and three remainder parcels located along the western and southern boundary of the project site. The project is proposed to be developed in four phases.

**Environmental Analysis**

An Initial Study (IS) was completed that resulted in the preparation of a Mitigated Negative Declaration (MND) for this project, in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. CEQ180047 identified potentially significant impacts in regard to Biological Resources, Cultural Resources, Geology/Soils, Paleontological Resources, Transportation, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. The IS/MND represent the independent judgement of Riverside County, acting as the lead agency for the project. The documents were circulated for public review per the California Environmental Quality Act Statute and State CEQA Guidelines Section 15105 and Executive Order N-80-20.

**Planning Commission Action**

The Planning Commission heard the project on January 6, 2021. The public hearing was opened, and no one spoke in favor or opposition of the proposed project. The Planning Commission closed the public hearing and recommended approval of the project as recommended by staff with a 5-0 vote.

**Impact on Residents and Businesses**

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

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

**ATTACHMENTS:**

- A. Planning Commission Staff Report Package**
- B. Planning Commission Minutes**
- C. TTM37358 Exhibits**
- D. Ordinance No. 348.4949**



Jason Farin, Principal Management Analyst

3/3/2021



Gregory V. Priamos, Director County Counsel

3/1/2021

1 ORDINANCE NO. 348.4949

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4  
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
7 amended, are further amended by placing in effect in the Romoland Area, the zone or zones as shown on  
8 the map entitled "Change of Official Zoning Plan Amending Map No. 2 Ordinance No. 348, Map No.  
9 2.2457, Change of Zone Case No. 1800012" which map is made a part of this ordinance, and establishes  
10 the boundaries of Planning Area 1 through Planning Area 6 within Specific Plan No. 288 as amended.

11 Section 2. This ordinance shall take effect 30 days after its adoption.

12  
13 BOARD OF SUPERVISORS OF THE COUNTY  
14 OF RIVERSIDE, STATE OF CALIFORNIA

15 By: Karen S. Spiegel  
Chair, Board of Supervisors

16 ATTEST:  
17 KECIA R. HARPER  
18 Clerk of the Board

19 By: Yvonne Gasso

20  
21 (SEAL)

22  
23 APPROVED AS TO FORM

24 February 16, 2021

25 By: Aaron C. Gettis  
26 AARON C. GETTIS  
27 Supervising Deputy County Counsel  
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 9, 2021, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES:                   Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS:                   None  
ABSENT:                None

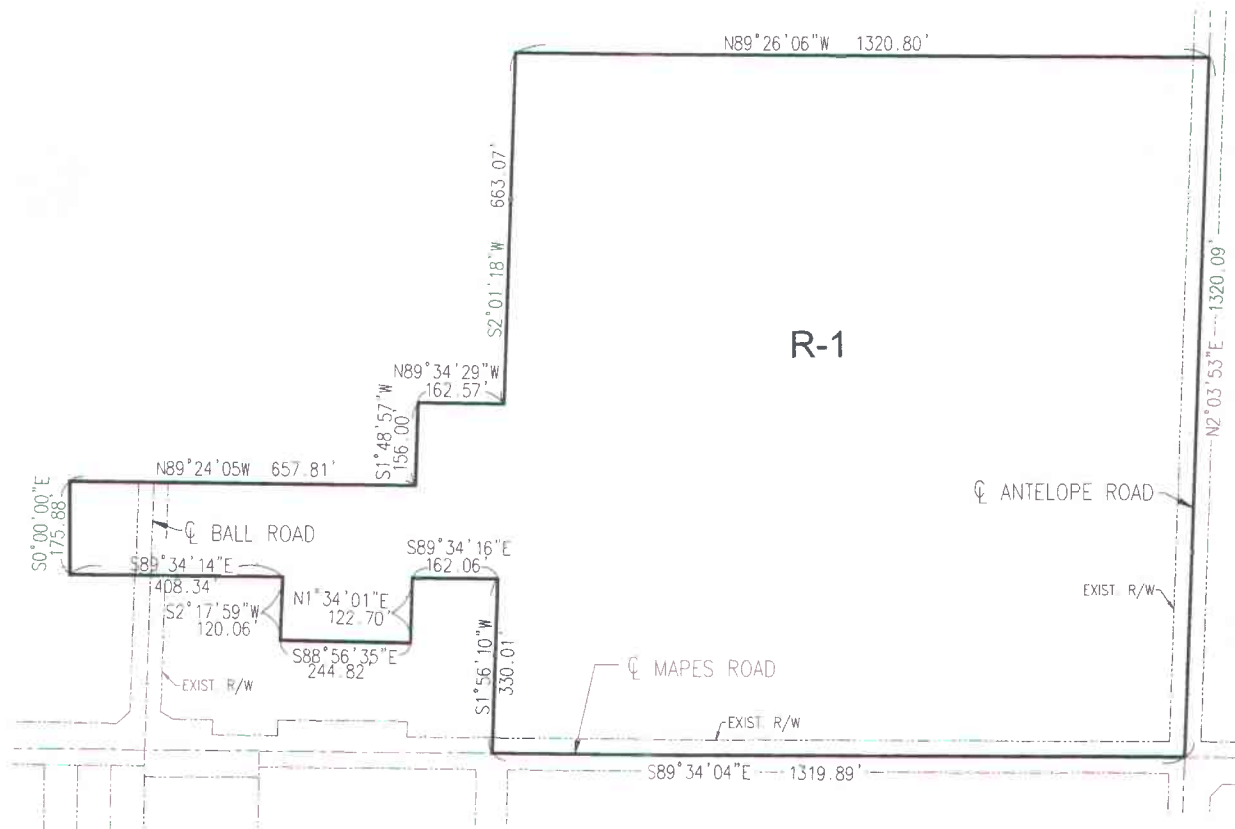
DATE:            March 9, 2021

KECIA R. HARPER  
Clerk of the Board

BY:   
Deputy

SEAL

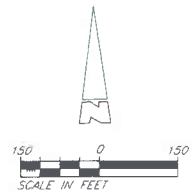
ROMOLAND AREA  
 SEC. 3, T.5S, R3W, S.M.B.



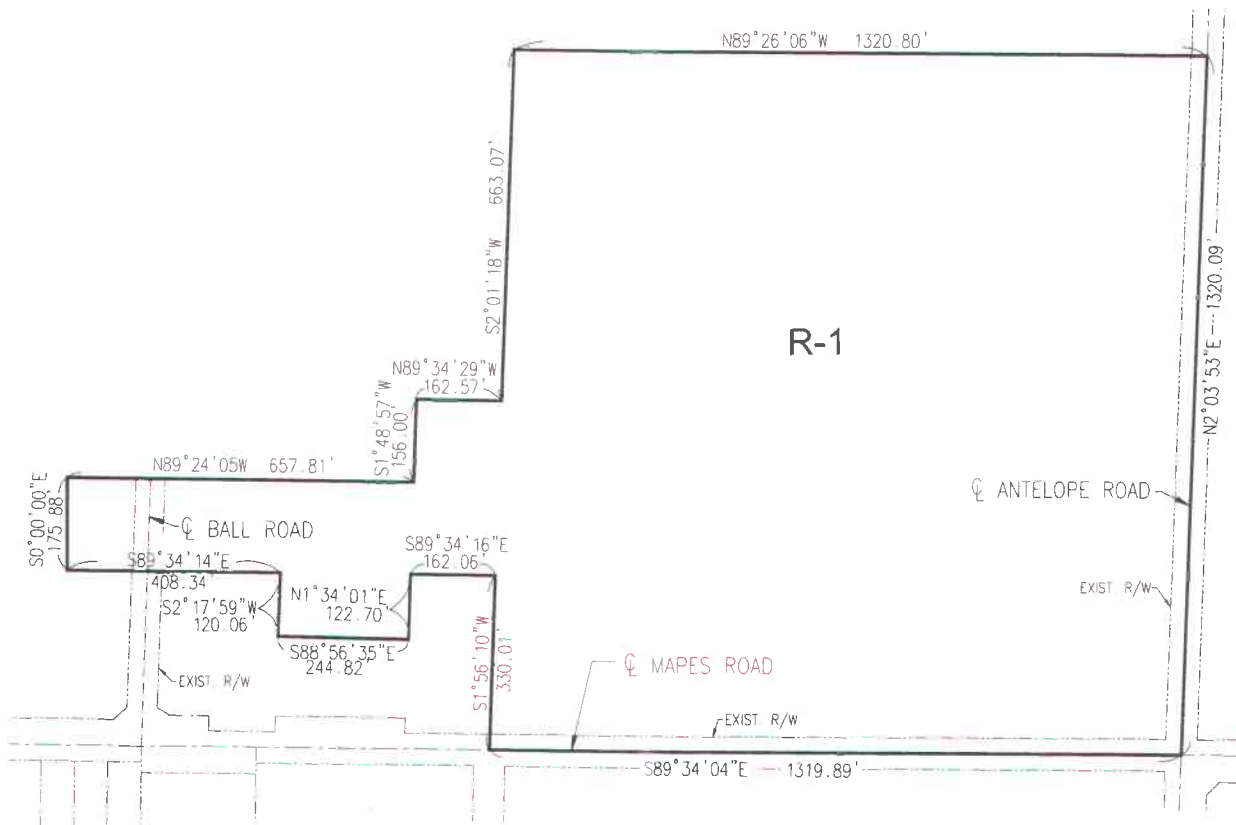
**R-1** ONE-FAMILY RESIDENTIAL  
 7,200 SQ FT MIN

MAP NO. 2.2457  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 1800012  
 ADOPTED BY ORDINANCE NO. 348.4949  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBERS  
 327-463-010, 327-462-028, 327-180-005  
 327-180-006, 327-180-013



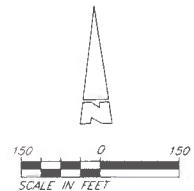
ROMOLAND AREA  
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**R-1** ONE-FAMILY RESIDENTIAL  
 7,200 SQ FT MIN

MAP NO. 2.2457  
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 MAP NO. 2, ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 1800012  
 ADOPTED BY ORDINANCE NO. 348.4949  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBERS  
 327-463-010, 327-462-028, 327-180-005  
 327-180-006, 327-180-013







**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4 . 1**

**Planning Commission Hearing: January 6, 2021**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TTM37358 and CZ1800012	<b>Applicant:</b> Pacific Communities
<b>EA No.:</b>	CEQ180047	<b>Builder, Inc. –</b> Ronald Freeman
<b>Area Plan:</b>	Harvest Valley/Winchester	
<b>Zoning Area/District:</b>	Romoland Area	
<b>Supervisory District:</b>	Fifth District	
<b>Project Planner:</b>	Deborah Bradford	
<b>Project APN(s):</b>	327-463-010, 327-462-028	
	327-180-005, 327-180-006	
	327-180-013	

  
John Hildebrand  
Interim Planning Director

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 1800012 (CZ1800012)** is a proposal to change the zoning of 39.85 gross acres within the project from Rural Residential (R-R) to the One-Family Dwellings (R-1). Properties subject to the Change of Zone include APNs 327-180-013, 327-180-006, 327-180-005. The remaining portion of the project site is already zoned One-Family Dwellings (R-1).

**Tentative Tract Map No. 37358 (TTM37358)** is a proposal to subdivide 45.6 gross acres into 154 single family residential lots ranging in size from 7,200 square-feet to 12,745 square-feet, seven (7) letter lots dedicated to retention basins and open space amenities which consists of three parks, and one paseo, and three (3) remainder parcels located along the western and southern boundary of the Project site. The project is proposed to be developed in four phases.

The above mentioned entitlements shall be referred to as the "Project".

The Project site is located North of Mapes Road, east of Antelope Road, west of Dawson Road, and southerly of Mahogany Lane

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180047**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 180012**, amending the zoning classification for a portion of the subject property from Rural Residential (R-R) to One-Family Dwellings (R-1), in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the County of Riverside Board of Supervisors; and,

**TENTATIVELY APPROVE TENTATIVE TRACT MAP NO. 37358**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' subsequent adoption of the zoning ordinance for Change of Zone No. 180012.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (CD: MDR)
East:	Community Development: Low Density Residential (CD:LDR), Community Development: Very Low Density Residential (CD:VLDR)
South:	City of Menifee
West:	City of Perris
Existing Zoning Classification:	One-Family Dwellings (R-1), and Rural Residential (R-R)
Proposed Zoning Classification:	One-Family Dwellings (R-1)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R), and One-Family Dwellings (R-1)
East:	Rural Residential (R-R)
South:	City of Menifee
West:	City of Perris
Existing Use:	Vacant Land
Surrounding Uses	
North:	Single-Family Residential, Vacant Land
East:	Vacant Land, Single-Family Residential
South:	Vacant Land, Single-Family Residential

West: Public Use Facilities, Public Park

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	45.6 acres	
Proposed Minimum Lot Size:	7,200 sq. ft.	Lot area shall be not less than 7,200 square feet.
Total Proposed Number of Lots:	154 lots 3.3 dwelling units/acre	228 lots 2-5 dwelling units/acre
Map Schedule:	Schedule A	

**Located Within:**

City's Sphere of Influence:	Not in a City Sphere
Community Service Area ("CSA"):	Yes - CSAs 43 and 146
Special Flood Hazard Zone:	No – Outside of Flood Plain Zone
Agricultural Preserve:	No – Not In An Agricultural Preserve
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No – Not In A Fault Zone
Fire Zone:	No – Not In A Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	Yes – B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes - In Or Partially Within The SKR Fee Area
Airport Influence Area ("AIA"):	Yes - March Air Reserve Base

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

On May 7, 2018, the applicant, Pacific Communities Builder, Inc., submitted application Tentative Tract Map No. 37358 and Change of Zone No. 1800012.

The project site is vacant and partially tilled. Historically, the site has been used for agricultural purposes. Surrounding land uses include the Pacific Rose I residential development to the northwest which consists of a 160 lot residential development which was previously approved by the County of Riverside through TR25901. Other surrounding uses include a horse ranch consisting of stables, corrals, pasture, and a horse track to the north, scattered single family residences on large lots and vacant lands to the south, and vacant agricultural land to the east.

The acreage south of Mapes Road is located within the boundaries of the City of Menifee and is zoned Rural Residential, 1-acre minimum (RR1) by the City. The acreage west of Sherman Road is within the boundaries of the City of Perris and is zoned Business Park (BP) by the City and consists of park facilities.

Figure No. 2 demonstrates the proposed Tentative Tract Map.

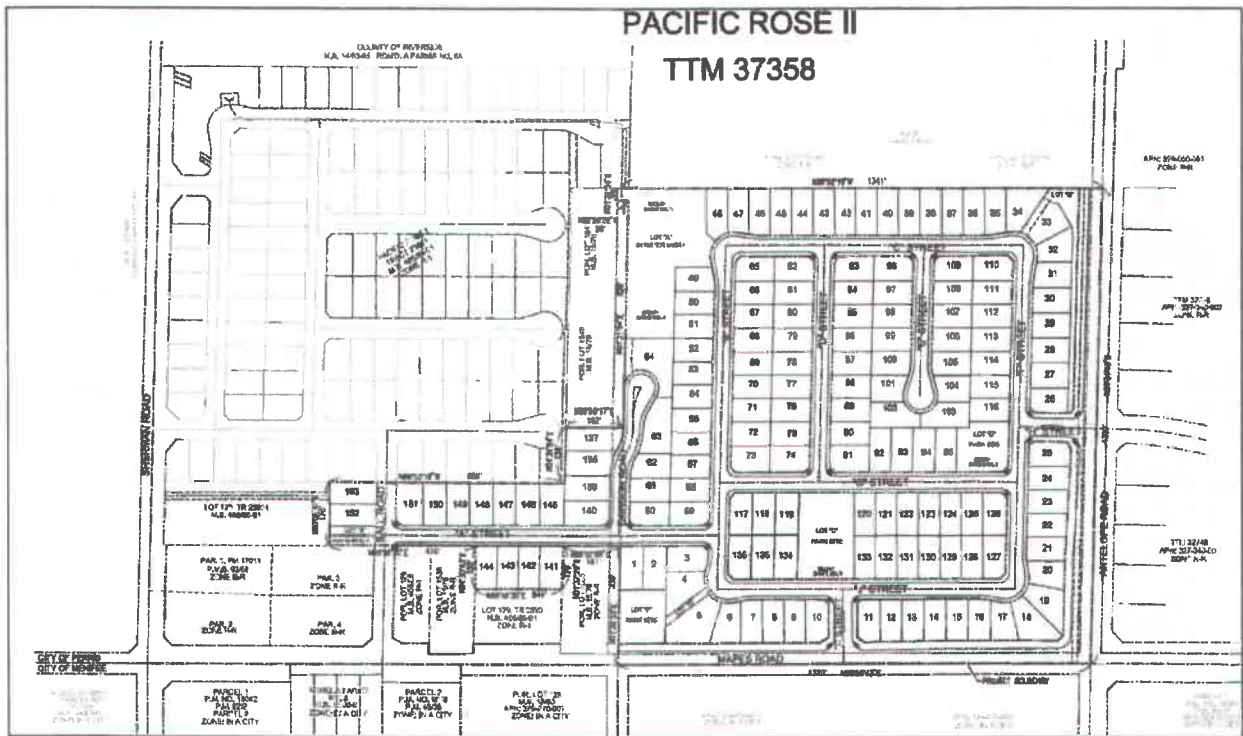


Figure 2, Tentative Tract Map No. 37358

**Off-site Improvements:** The Project is required to provide off-site improvements subject to Ordinance No. 460, Section 10.5 as they apply to Schedule "A" subdivisions. The applicant will be providing an off-site storm drain line at the northwest corner of Lot A to mitigate the increased run off due to Project implementation as provided in the Conditions of Approval associated with this Project.

**Development Phasing:** The Project is proposed to be developed in four (4) phases. Table No. 1, included below describes the proposed phases of the project:

Table 1 - Project Phasing

Unit Phase	Lot Numbers	Total No. of Lots
1	1-10, 60-65, 135-154	36
2	41-59, 66-96	50
3	11-25, 118-134	32
F	26-40, 97-117	36

**AB52 Tribal Consultation:**

In compliance with California Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on May 30, 2018. Notices were sent out to eleven (11) local tribes. Four (4) tribes responded to the AB52 notification. These tribes include Pechanga Band of Luiseño Mission Indians, Morongo Band of Cahuilla Mission Indians, Rincon Band of Luiseño Mission Indians, Soboba Band of Luiseño Indians. Staff has worked with consultation request or general comments received from the

abovementioned tribes. Consultation has finalized and mitigation measures have been applied to avoid or minimize potential impacts on tribal resources.

## 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. CEQ180047 identified potentially significant impacts in regards to Biological Resources, Cultural Resources, Geology/Soils, Paleontological Resources, Transportation, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. The IS/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.

**Solar Energy:** Riverside County Climate Action Plan, includes Clean Energy Measure R2-CE1 which refers to the requirement of on-site energy production (including but not limited to solar) to any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development. Since the proposed Project is for the development of 154 residential dwelling units this measure is applicable to this Project and has been addressed in the MND and applicable conditions of approval are included for the Tentative Tract Map.

## FINDINGS AND CONCLUSIONS

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

### Land Use Findings:

1. The Project site is within the Harvest Valley/Winchester Area Plan, has a foundation component of Community Development (CD), and a land use designation of Medium Density Residential (MDR) which allows a building density range of 2 to 5 dwelling units per acres. The project provides a subdivision of approximately 45.6 gross acres into 154 residential parcels, which equates to a density of 3.38 dwelling units per acre. This density is and the general use proposed of single family residential is consistent with the CD:MDR land use designation and other aspects of the General Plan.
2. The Project site's Zoning Classification is currently Rural Residential (R-R) and One-Family Dwellings (R-1). The Rural Residential (R-R) zone is generally inconsistent with the Medium Density Residential (MDR) land use designation. The proposed Change of Zone to change the Rural Residential (R-R) portion to One-Family Dwellings (R-1) will make the zoning consistent with the Riverside County General Plan.
3. The proposed residential subdivision is consistent with the development standards of the proposed zoning classification, One-Family Dwellings (R-1), as detailed below in the following Development Standards Findings. The ultimate use proposed through the subdivision will be for single family residential uses, which is a permitted use in the One-Family Dwellings (R-1) zoning classification.

### **Entitlement Findings:**

#### **Change of Zone**

1. The Project site is comprised of three parcels for a total of 45.6 gross acres. The General Plan land use designation for the Project site is Community Development: Medium Density Residential (CD: MDR). Uses encouraged in this land use designation are single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted. Lot sizes in this land use designation range in size from 5,500 to 20,000 square feet with typical 7,200 square feet would be consistent with the MDR density of 2-5 dwelling units per acre. The Project site's Zoning Classification is currently Rural Residential (R-R) and One-Family Dwellings (R-1). The Rural Residential (R-R) zone is generally inconsistent with the Medium Density Residential (MDR) land use designation. The proposed Change of Zone to change the Rural Residential (R-R) portion to One-Family Dwellings (R-1) will make the zoning consistent with the Riverside County General Plan.

#### **Tentative Tract Map**

Tentative Tract Map No. 37358 (TTM37358) is a proposal to subdivide 45.6 gross acres into 154 single family residential lots ranging in size from 7,200 square-feet to 12,745 square-feet and seven (7) letter lots dedicated to retention basins and open space amenities which consists of three parks, and one paseo. Three (3) remainder parcels are provided and are located along the western and southern boundary of the Project site. The project is proposed to be developed in four phases. The findings required to approve TTM37358, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The design of the tentative tract map is consistent with 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 tract map will comply with the General Plan by providing a variety of housing types in single-family residential community. The Tentative Tract Map site is consistent with the Medium Density Residential land use designation and all other requirements of the General Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County. The Project site is not located within a Specific Plan.
2. The site is physically suitable for the type of development and density proposed due to its frontage on Mapes Road and the availability of infrastructure and accessibility to existing utilities and services in the area. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the project site. Therefore, the proposed Project is consistent with this finding.

3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Initial Study/Mitigated Negative Declaration prepared for the project.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study/Mitigated Negative Declaration prepared for the project, the project would not have a significant impact to local air quality or noise. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.5 for a Schedule 'A' Map as detailed below:
  - a. Streets – All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461 as stated in the Advisory Notification Document (AND), Transportation 1. All interior streets along the project boundary are designed as Local Roads and will be improved with half width AC pavement, curb, gutter, and sidewalks. The design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.5 (A), as it pertains to streets will be met.
  - b. Domestic Water - Potable water service will be provided from Eastern Municipal Water District (EMWD). Therefore, with the requirements of the advisory notification document, and EMWD requirements, compliance with Ordinance No. 460 10.5 (B) and (D), as it pertains to domestic water will be met.
  - c. Fire Protection – Fire protection improvements include but are not limited to; independent paved access to the nearest paved road, emergency vehicular access roads capable of sustaining an imposed load of 75,000 lbs., approved Fire Department access roads shall be in place during construction, temporary fire access roads shall be approved by the Fire Prevention Bureau, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than 24 feet and the location, minimum number, and spacing of hydrants shall comply with the California Fire Code (CFC) and NFPA 24. Therefore, with standard conditions of approval the requirements of Ordinance No. 460 10.5 (C), as it pertains to fire protection will be met.
  - d. Fences – No canals, drains, or expressway or other feature deemed hazardous is proposed on the Project site. Fencing within the proposed subdivision will be in compliance with Ordinance No. 460 10.5 (E) as they pertain to fencing.
  - e. Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground. Therefore, with this condition of approval the requirements of Ordinance No. 460. 10.5 (F) as they pertain to the installation of electrical and communication facilities have been met.
  - f. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District (EMWD). Therefore, the Project is in compliance with this requirement of Ordinance No. 460 as stated in Section 10.6 D regarding sewage disposal



6. The design of the proposed land division and its types 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. Therefore, the proposed Project is consistent with this finding.
7. The proposed Tentative Tract Map includes offsite improvements. These include grading and construction of flood control improvements within portions of Antelope Road, Mapes Road Sherman Road, and Ball Road. Section 3.2.J. of Ordinance No. 460 requires written assurances from the owners for the property underlying the offsite improvements that sufficient right-of-way is available for the construction. The applicant was able to revise their plans to eliminate the need for off-site right-of-way and also secured an easement for drainage purposes. This easement was recorded on October 23, 2019. The Project is in compliance with this finding.

**Development Standards Findings:**

1. The applicant is proposing a change of zone from the R-R Zoning Classification to the R-1 Zoning Classification. Development standards for this zoning classification for residential uses are as follows:
  - A. *Building height shall not exceed three stories, with a maximum height of 40 feet. No specific buildings or building designs are proposed with the subdivision. Once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project. Therefore, all structures will be in compliance with the applicable height requirements.*
  - B. *Lot area shall be not less than 7,200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. The lots within the proposed tract map range from 7,200 square-feet to 12,745 square-feet, at a density of 3 dwelling units per acre. The lots proposed in the tentative tract map meet the zone lot area requirements.*
  - C. *The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet. The lots within the proposed tract map meet the minimum average width requirement of 60 feet, and the minimum average depth of 100 feet. No flag lots are proposed*
  - D. *The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards. The lots that front on knuckles or cul-de-sacs on the proposed tract map have a minimum frontage of 35 feet.*
  - E. *Minimum yard requirements are as follows:*
    1. *The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. No specific buildings or building designs are proposed with the subdivision for this setback to apply to at this time. Once building plans are submitted, they*

- will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
2. *Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.* No specific buildings or building designs are proposed with the subdivision for this setback to apply to at this time. Once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
  3. *The rear yard shall not be less than ten feet.* No specific buildings or building designs are proposed with the subdivision for this setback to apply to at this time. Once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
  4. *No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.* No specific buildings or building designs are proposed with the subdivision for this setback to apply to at this time. Once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- F. *Automobile storage space shall be provided as required in Section 18.12 of Ordinance No. 348.* Single-family uses require a minimum of 2 spaces per dwelling unit. No specific buildings or building designs are proposed with the subdivision for this setback to apply to at this time. Although it is anticipated that each residence provide a minimum of 2 car garages for each of the units as well as driveways that could accommodate a minimum of 2 additional cars for each lot that meets the minimum standard for 2 spaces per dwelling unit.
- G. *Lot Coverage In no case shall more than 50% of any lot be covered by dwelling.* No specific buildings or building designs are proposed with the subdivision for this requirement to apply to at this time. Once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

**Other Findings:**

1. This Project is not located within a Criteria Cell of the MSHCP. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. The project site is not located within any city's sphere of influence.

3. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore is subject to the Airport Land Use Commission ("ALUC") review. On September 12, 2019, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. CZ1800012 (Change of Zone) and TTM37358 (Tentative Tract Map), consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
4. 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.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
6. The project site is not located within Fire Hazard Zone or within a Cal Fire State Responsibility Area ("SRA"). However, compliance with State and County Ordinances and standard conditions of approval in regards to emergency access, fire flow, fire hydrants and building materials will aid in the protection of people and property from the potential hazards of fire.

**Conclusion:**

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project will not be detrimental to the health, safety or general welfare of the community.

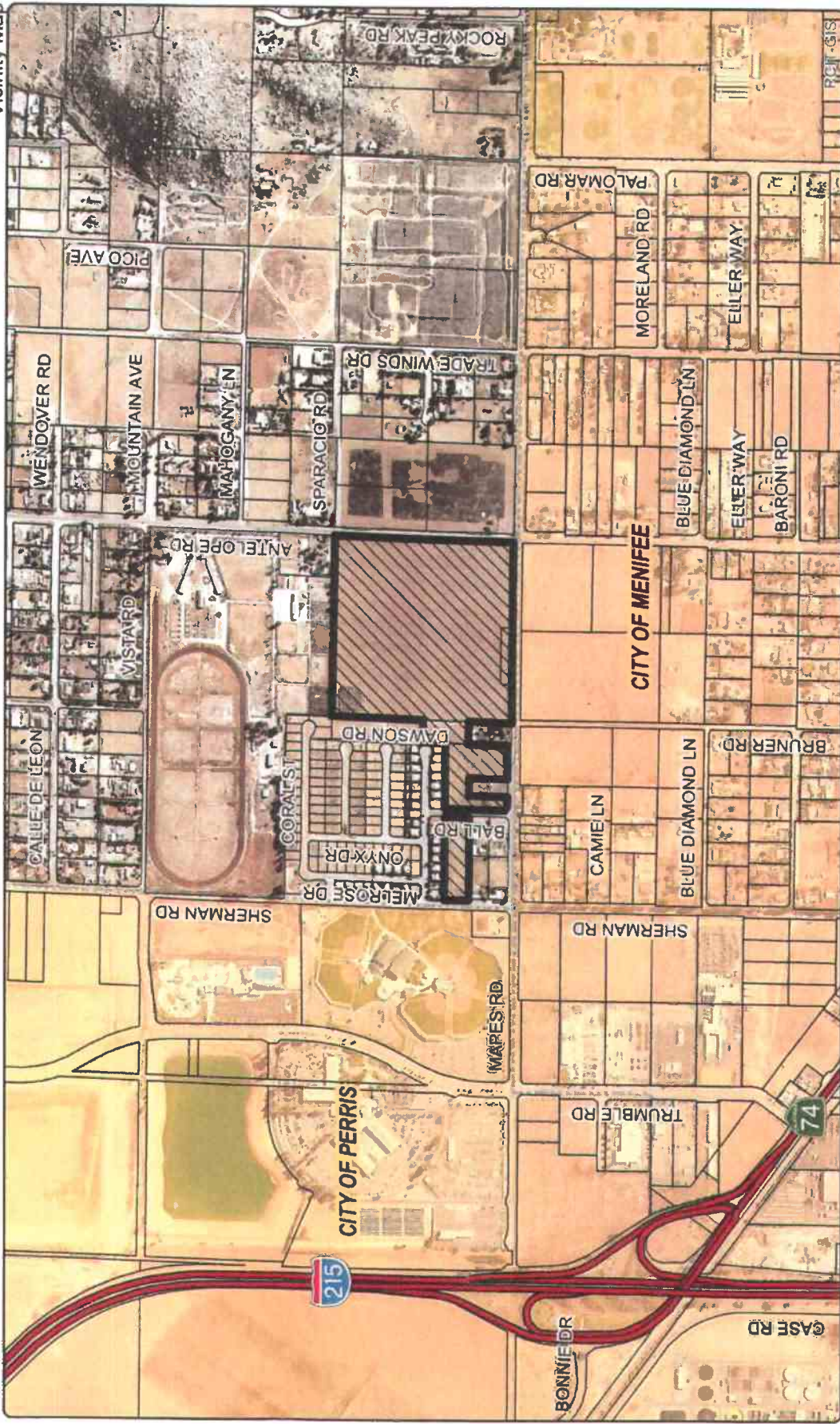
**PUBLIC HEARING NOTIFICATION**

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ1800012 TTM37358**  
**VICINITY/POLICY AREAS**

Supervisor: Hewitt  
 District 5

Date Drawn: 05/12/2020  
 Vicinity Map



Zoning Area: Romoland

Author: Vinnie Nguyen



NOTES: On October 7, 2020, the County of Riverside adopted a new General Plan. This vicinity map and all other documents for the unincorporated Riverside County areas. This new General Plan only contains different type of land use than is provided in the previous General Plan. The new General Plan is available at: <https://www.riversidecounty.net/Planning-Department/office-of-planning-and-community-development>. This document is (RPP020-0277) Planning Commission as Website: <https://www.riversidecounty.net/Planning-Department/office-of-planning-and-community-development>

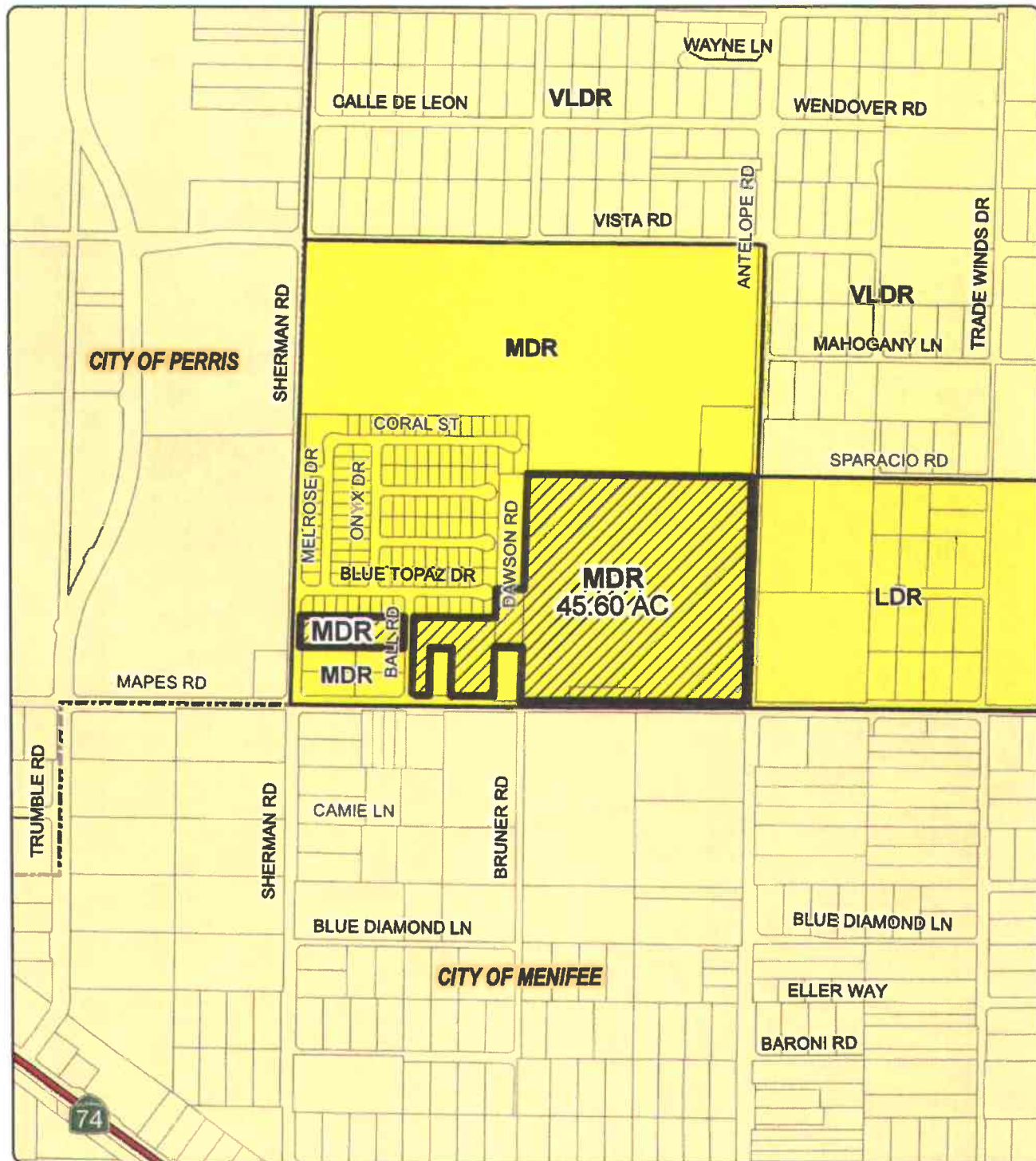
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800012 TTM37358

EXISTING GENERAL PLAN

Supervisor: Hewitt  
District 5

Date Drawn: 05/12/2020  
Exhibit 5



Zoning Area: Romoland

Author: Vinnie Nguyen



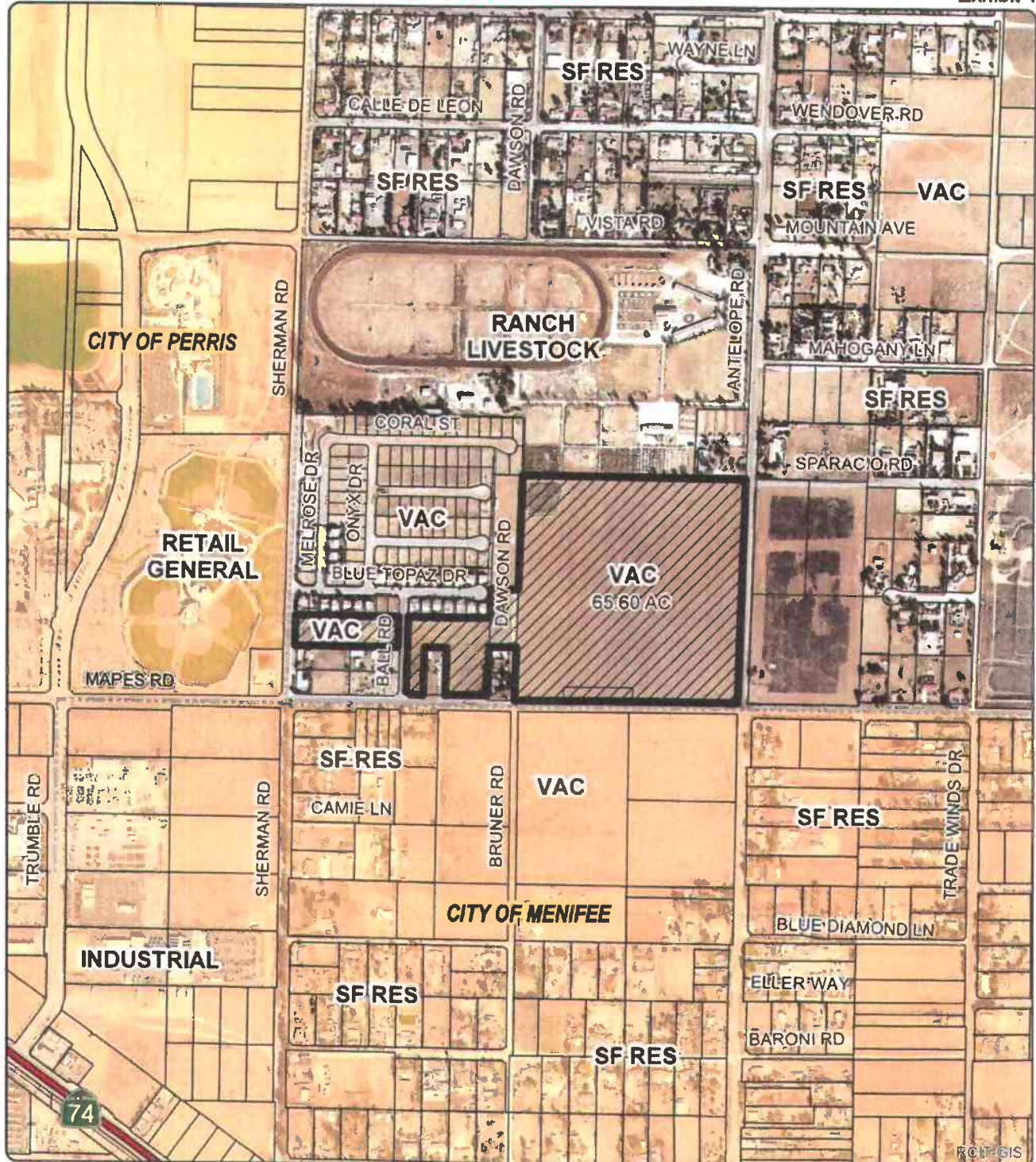
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www2.riverside.org/plan.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ1800012 TTM37358**

Supervisor: Hewitt  
 District 5

Date Drawn: 05/12/2020  
 Exhibit 1

**LAND USE**



Zoning Area: Romoland

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)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website [www.riversidecounty.net](http://www.riversidecounty.net)

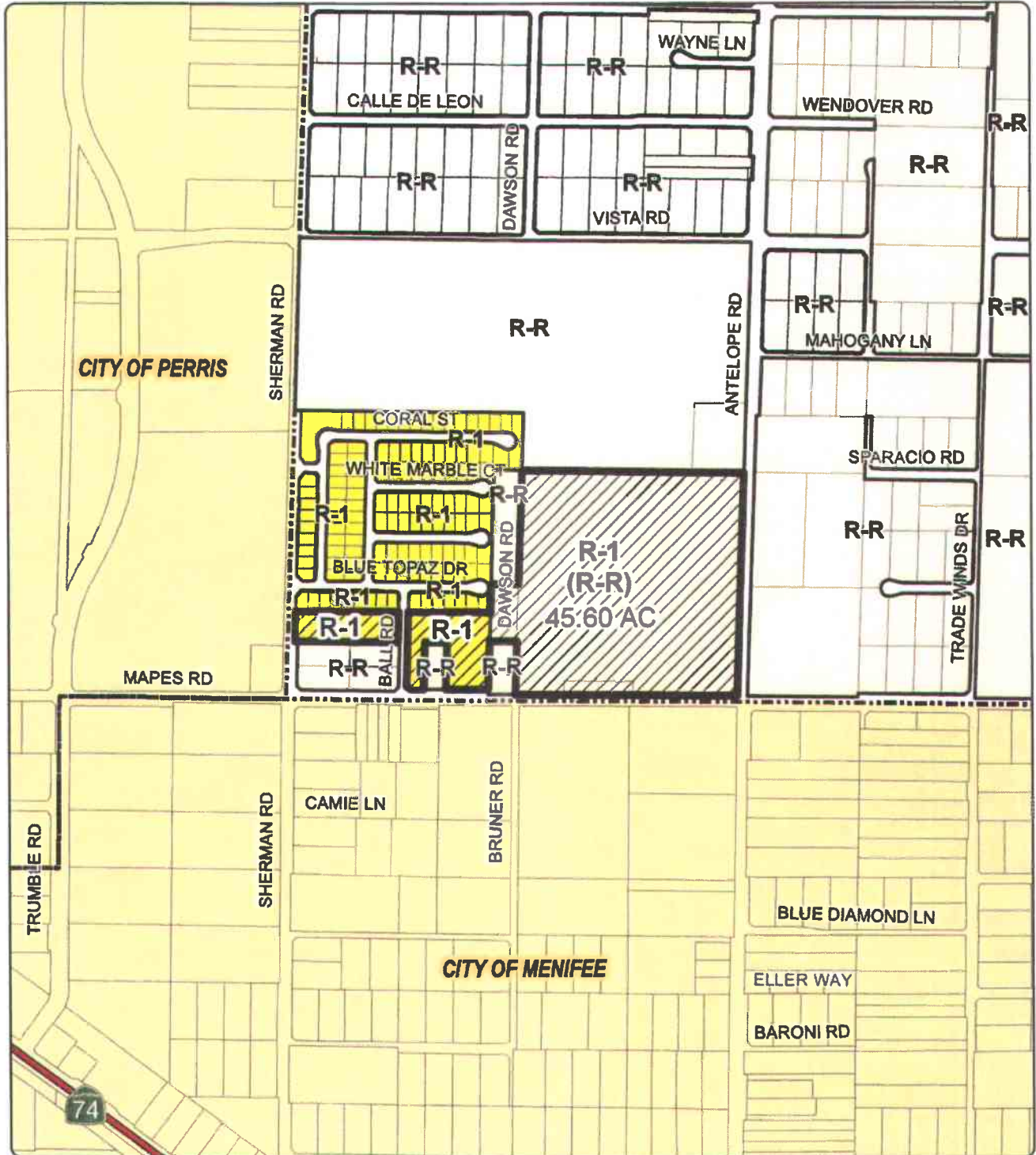
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800012 TTM37358

PROPOSED ZONING

Supervisor: Hewitt  
District 5

Date Drawn: 05/12/2020  
Exhibit 3



Zoning Area: Romoland

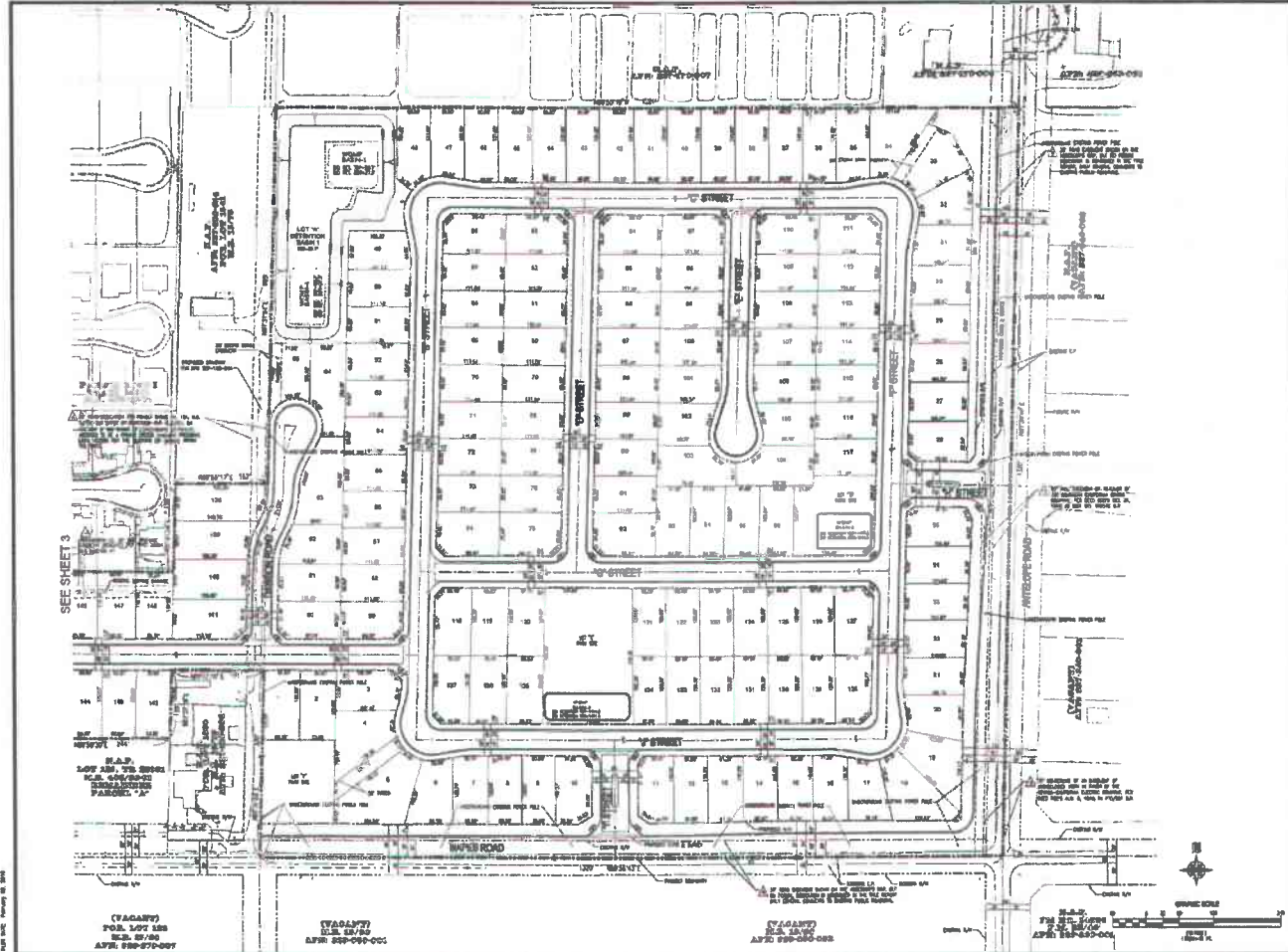
Author: Vinnie Nguyen



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.riversideca.gov>







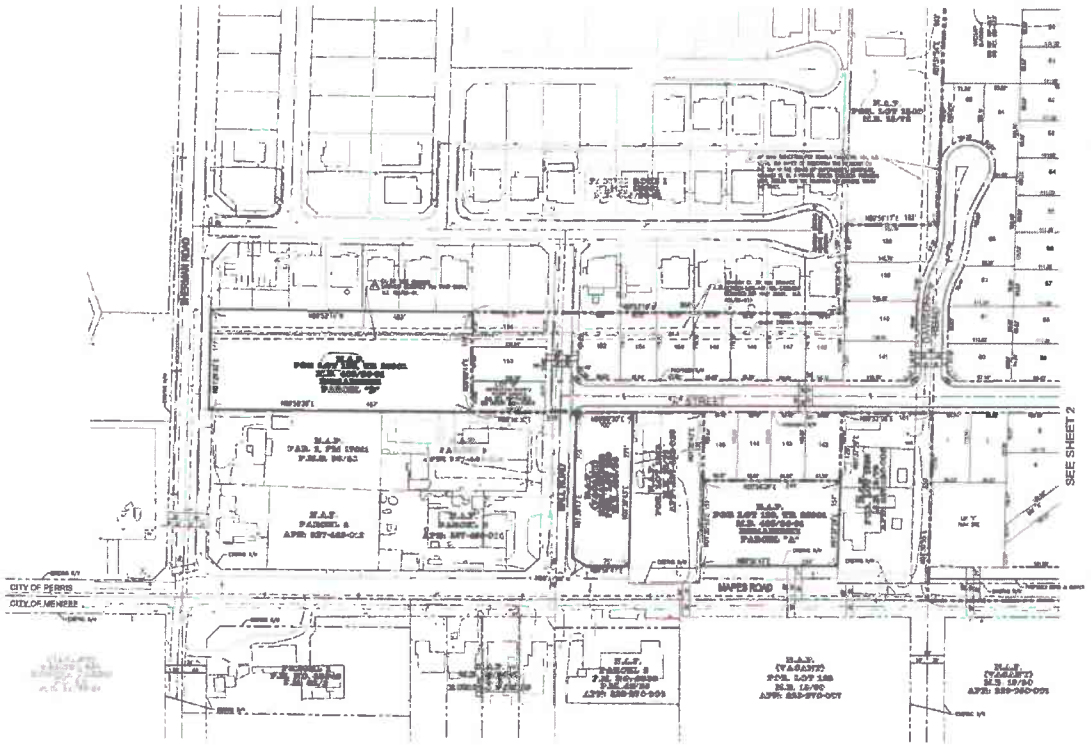
TENTATIVE TRACT MAP NO. 37366  
 PACIFIC ROSE II

ALABAMA ENGINEERING  
 PROFESSIONAL SEAL  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 No. 12345  
 State of Alabama  
 Exp. 12/31/2024

PACIFIC COMMUNITIES BULLOCK, INC.  
 PROJECT NO. 37366

DATE: 08/15/2024  
 SCALE: AS SHOWN  
 CHK: [Signature]  
 APPR: [Signature]

2 of 3



SEE SHEET 2

PACIFIC COMMUNITIES BUILDER, INC.  
 10000 PACIFIC BLVD., SUITE 100  
 PACIFIC, CALIF. 94064



ALLAN JANSSEN  
 ALLIANCE ENGINEERS  
 10000 PACIFIC BLVD., SUITE 100  
 PACIFIC, CALIF. 94064  
 415-351-1000

DATE: 04/28/09  
 SHEET NO. 3 OF 3

TENTATIVE TRACT MAP NO. 37358

PACIFIC ROSE II

ASSESSOR'S PARCEL NO.:

THURMAN BROTHERS MAP PAGES:

LEGAL DESCRIPTION:

DEVELOPER:

OWNER:

ENGINEER:

UTILITY NOTIFICATION LIST:

EXISTING LAND USE:

ADJACENT LAND USE:

ADJACENT ZONING:

PROPOSED ZONING:

EXISTING ZONING:

SCHOOL DISTRICT:

ACREAGE:

BASIS OF BEARINGS:

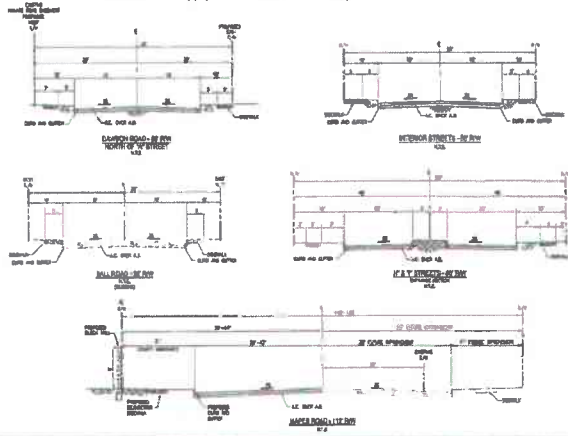
BENCHMARK:

NOTES:

LEGEND:

FEMA ZONE:

# COUNTY OF RIVERSIDE CONCEPTUAL GRADING PLAN PACIFIC ROSE II TTM 37358

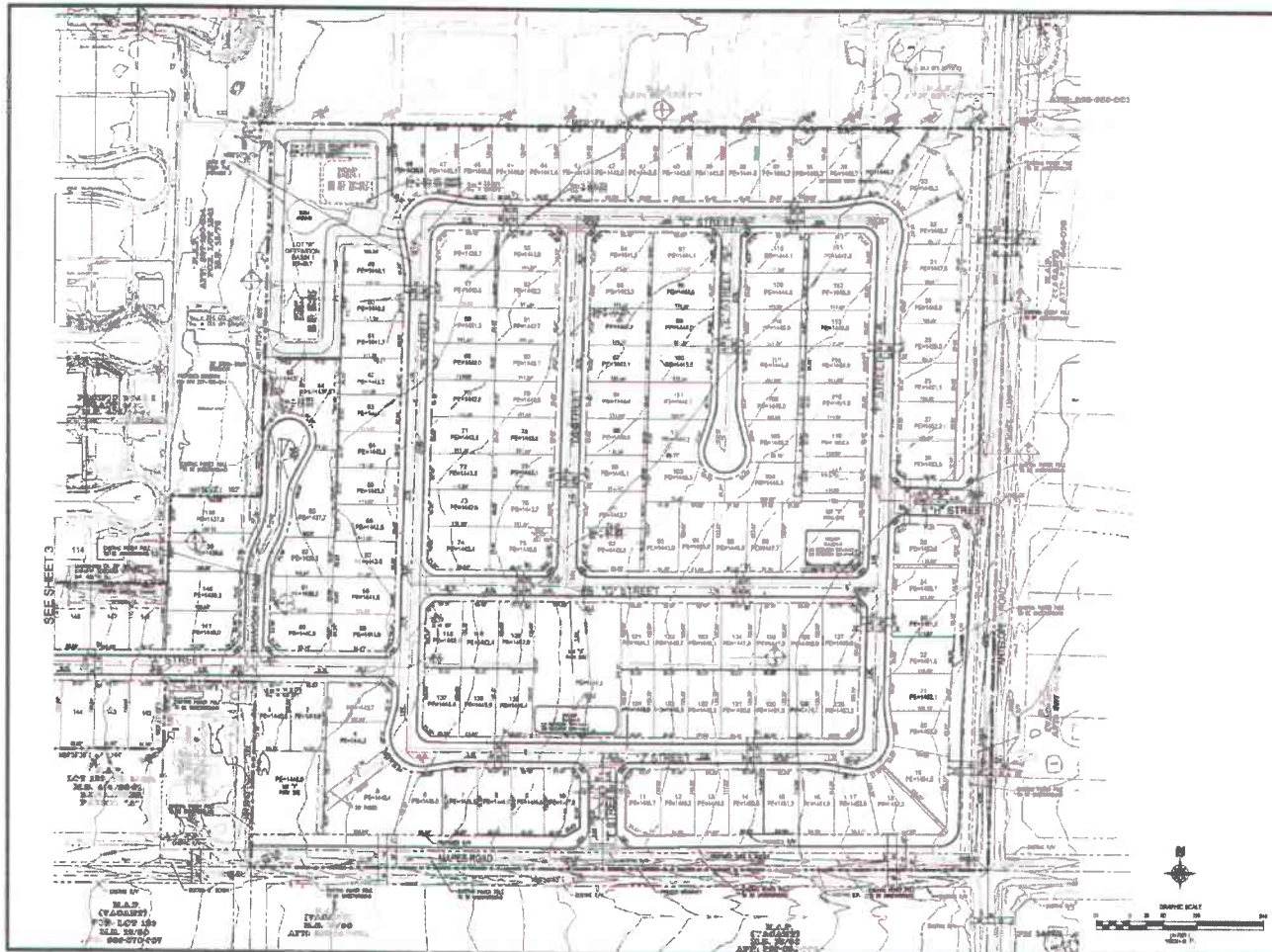


PROJECT NO. TTM 37358  
 PACIFIC ROSE II  
 TENTATIVE TRACT MAP NO. 37358  
 COUNTY OF RIVERSIDE, CALIFORNIA

DATE: 11/15/11  
 SHEET NO. 1 OF 3

CONCEPTUAL GRADING PLAN  
 TENTATIVE TRACT MAP NO. 37358  
 PACIFIC ROSE II  
 COUNTY OF RIVERSIDE, CALIFORNIA

1 3



SEE SHEET 3

114

BLAD (VALLEY)  
 09 LOT 100  
 02.0000  
 000-010-007

BLAD (VALLEY)  
 09 LOT 100  
 02.0000  
 000-010-007

BLAD (VALLEY)  
 09 LOT 100  
 02.0000  
 000-010-007

**CONCEPTUAL GRADING PLAN**

TENTATIVE TRACT MAP NO. 37356  
 PACIFIC ROSE II

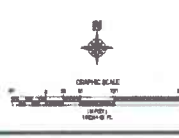
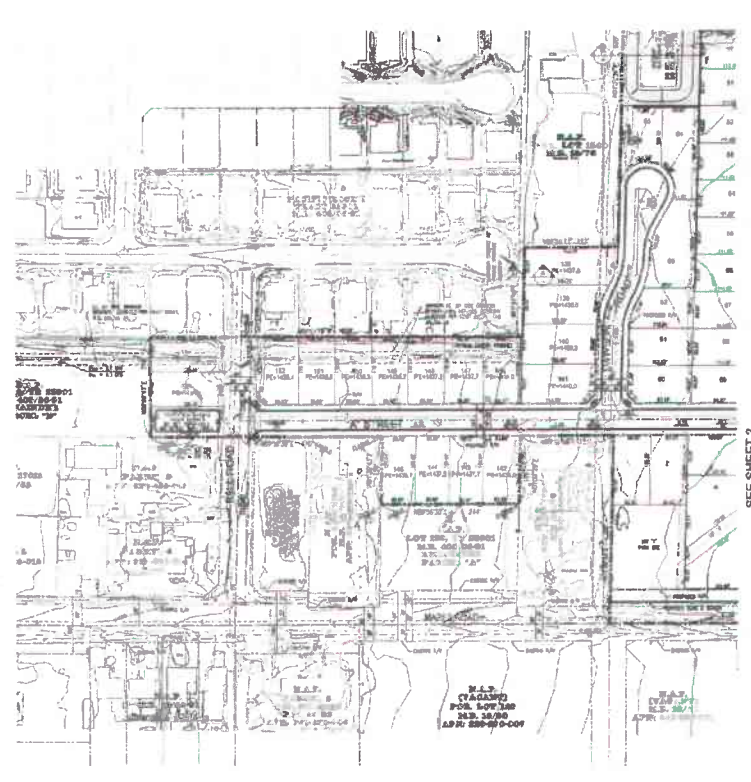
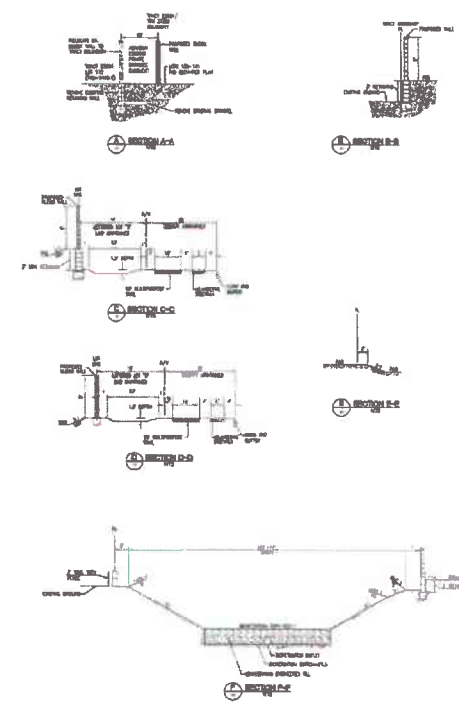
PACIFIC COMMUNITIES BUILDER, INC.  
 10000 PACIFIC BLVD., SUITE 100  
 PACIFIC, CALIFORNIA 94044  
 (415) 353-1000

ALLIANCE ENGINEERS  
 10000 PACIFIC BLVD., SUITE 100  
 PACIFIC, CALIFORNIA 94044  
 (415) 353-1000

DATE: 08/11/11  
 BY: [Signature]  
 CHECKED: [Signature]  
 SCALE: AS SHOWN

SHEET NO. 3

100 000 1000 10000 100000



Project No. \_\_\_\_\_  
 PACIFIC COMMUNITIES BULLER, INC.  
 1000 10TH AVENUE, SUITE 200  
 OAKLAND, CALIFORNIA 94612

ALVARO RODRIGUEZ  
 CIVIL ENGINEER  
 1000 10TH AVENUE, SUITE 200  
 OAKLAND, CALIFORNIA 94612

CONCEPTUAL GRADING PLAN  
 TENTATIVE TRACT MAP NO. 37586  
 PACIFIC ROSE II

DATE: 08/11/2011  
 TIME: 10:00 AM  
 DRAWN BY: J. BULLER  
 CHECKED BY: J. BULLER  
 APPROVED BY: J. BULLER

3



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach*  
*Assistant TLMA Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: TTM37538 and CZ1800012

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: November 2020

Applicant/Project Sponsor: Pacific Communities Builder, INC., Ronald Freeman Date Submitted: May 7, 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.

**FOR COUNTY CLERK'S USE ONLY**

## COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (CEQ / EA) Number:** CEQ180047  
**Project Case Type (s) and Number(s):** TTM37358 and CZ1800012  
**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:** Ronald Freeman  
**Applicant's Address:** Pacific Communities Builder  
 1000 Dove Street, Suite 300  
 Newport Beach, California 92660

### I. PROJECT INFORMATION

**Project Description:** Pacific Communities Builder, Inc. proposes a Schedule "A" subdivision of Tentative Tract Map No. 37358, herein identified as the proposed project, that is located in an unincorporated census-designated place named Romoland that is adjacent to the north end of the City of Menifee in Riverside County, California (Figure 1). A zone change from Rural-Residential (R-R) to One-Family Dwelling (R-1) is proposed for construction of 154 residential lots and three open spaces on the 45.6-acre site (Figure 2). The development of the site is proposed in phases (Figure 3) and is summarized below.

Unit Phase	Lot Numbers	Total Number of Lots
1	1-10, 60-65, 135-154	36
2	41-59, 66-96	50
3	11-25, 118-134	32
F(Final)	26-40, 97-117	36
<b>Total</b>		<b>154</b>

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

**B. Total Project Area:**

<b>Residential Acres:</b> 45.6	<b>Lots:</b> 154	<b>Units:</b> 154	<b>Projected No. of Residents:</b> 421.6 (Table 7 for 2020, Appendix F-1, Population and Employment Forecasts)
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 327-463-010, 327-462-028, 327-180-005, 327-180-006, 327-180-013

**Street References:** The site is located on the north side of Mapes Road between Antelope Road and Sherman Road (Figure 2).

**D. Section, Township & Range Description or reference/attach a Legal Description:** Section 3, Township 5 South, Range 3 West, San Bernardino Baseline and Meridian

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently undeveloped and has been under agricultural uses in the past. The area to the north has been developed as a former horse stable. Antelope Road is to the east with an undeveloped field beyond. Mapes Road is to the south with an undeveloped field beyond. Single family residential developments are found to the southwest and west of the site. Sherman Road is beyond the site to the west (Figure 4)

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan Land Use Designation of Medium Density Residential (MDR). The project consists of development of the site as a residential development of 154 single-family residences constructed in four phases. The project is consistent with the land use designation.
- 2. Circulation:** The proposed project would add overall trips to the area in the future. With incorporation of mitigations, impacts to traffic are less than significant.
- 3. Multipurpose Open Space:** The proposed project is consistent with the policies of the Multipurpose Open Space Elements of the General Plan and Harvest Valley/Winchester Area Plan.
- 4. Safety:** The proposed project is not located in a fault zone but has the potential for subsidence in the event of a regional seismic event. With incorporation of project design remedial grading recommendations provided in the geotechnical study completed for the project as well as the Conditions of Approval, County Geologic Report No. 190017 a less than significant impact would occur. The project site is located in the inundation zone in the event of a failure of the Perris Lake dam. The dam was originally constructed from 1970 to 1973 and seismic retrofits designed to withstand a magnitude 7.5 earthquake have been recently completed. With adherence to the flood proofing and flood protection requirements of Riverside County Ordinance Number 458, impact would be less than significant. The proposed project meets all other applicable Safety element policies.
- 5. Noise:** Construction of the project would result in a temporary increase in ambient noise and ground borne vibration. Once construction was complete, noise levels associated with the residential development would be similar to existing conditions for residential developments adjacent to the site. With incorporation of mitigations during construction, potential significant impacts related ambient and/or ground-borne noise to a less than significant level.
- 6. Housing:** The proposed project would include the construction of 154 single-family residential dwellings. A projected increase in population of approximately 422 people is estimated
- 7. Air Quality:** The proposed project has been conditioned to control fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
- 8. Healthy Communities:** The proposed project meets all applicable Healthy Community policies.

**B. General Plan Area Plan(s):** Harvest Valley/Winchester Area Plan

**C. Foundation Component(s):** None (Figure LU-1, Riverside County General Plan Land Use Foundational Components)

**D. Land Use Designation(s):** Medium Density Residential (MDR)

**E. Overlay(s), if any:** None/March Joint Air Reserve Base Influence Area

**F. Policy Area(s), if any:** None/Community of Romoland

### G. Adjacent and Surrounding:

- 1. General Plan Area Plan(s):** Harvest Valley/Winchester Area Plan
- 2. Foundation Component(s):** None (Figure LU-1, Riverside County General Plan Land Use Foundational Components)
- 3. Land Use Designation(s):** North: Medium Density Residential (MDR); South: City of Menifee (Rural Mountainous (RM)); East: Low Density Residential (LDR); West: City of Perris



4. **Overlay(s), if any:** None/March Joint Air Reserve Base Influence Area

5. **Policy Area(s), if any:** None/Community of Romoland

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. **Existing Zoning:** R-R and R-1

J. **Proposed Zoning, if any:** R-1

K. **Adjacent and Surrounding Zoning:** North: R-R; South: City of Menifee (R-R-1); East: R-R; West: City of Perris

**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 checked="" type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning                  | <input type="checkbox"/> Tribal Cultural Resources                     |
| <input checked="" 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 checked="" type="checkbox"/> Paleontological Resources | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" 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

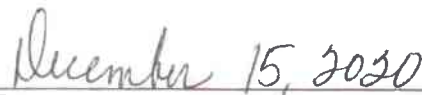
been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the 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.

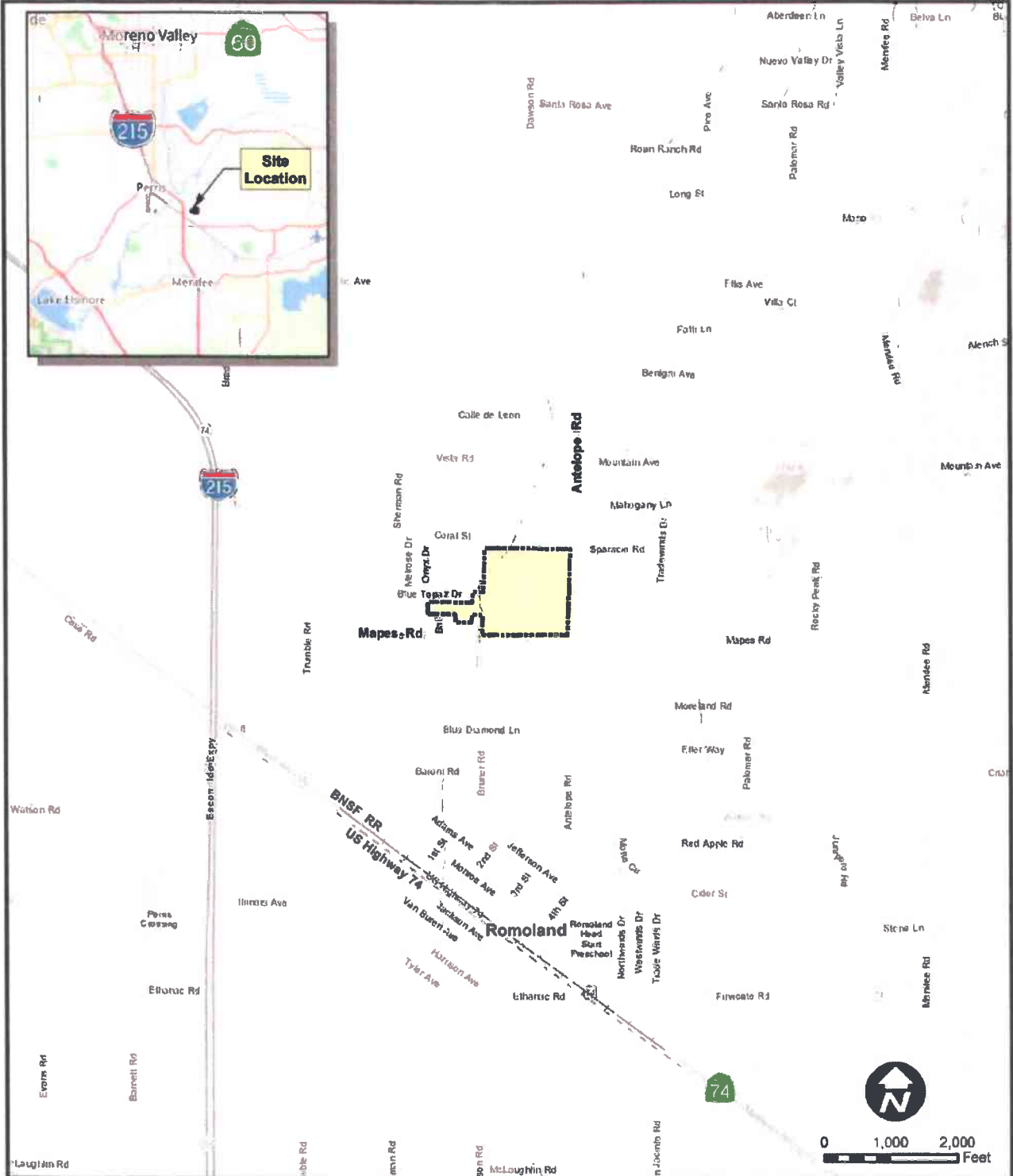
I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration 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

  
Printed Name

For: John Earle Hildebrand III  
TLMA Deputy Director – Interim Planning  
Director

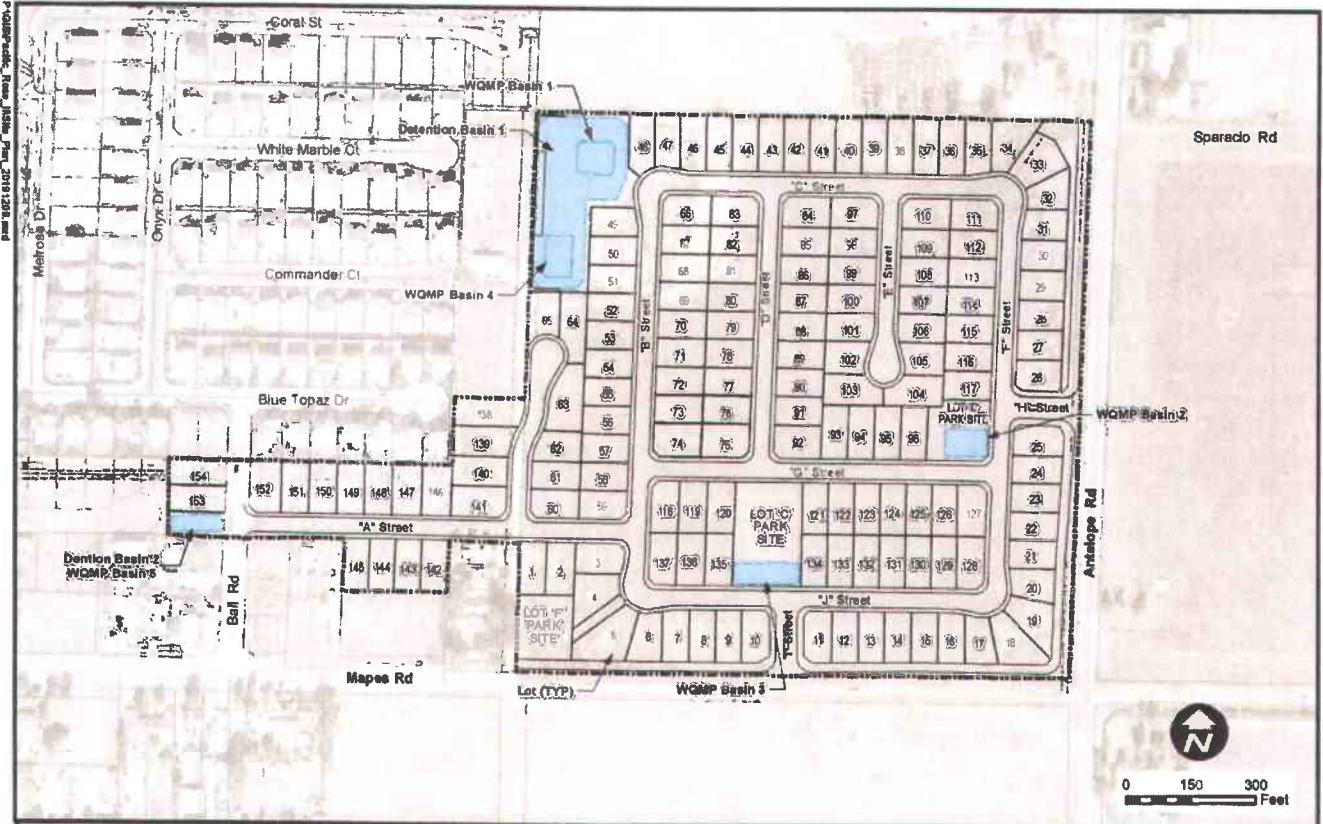




 Site Boundary

TENTATIVE TRACT MAP No. 37358  
PACIFIC ROSE II

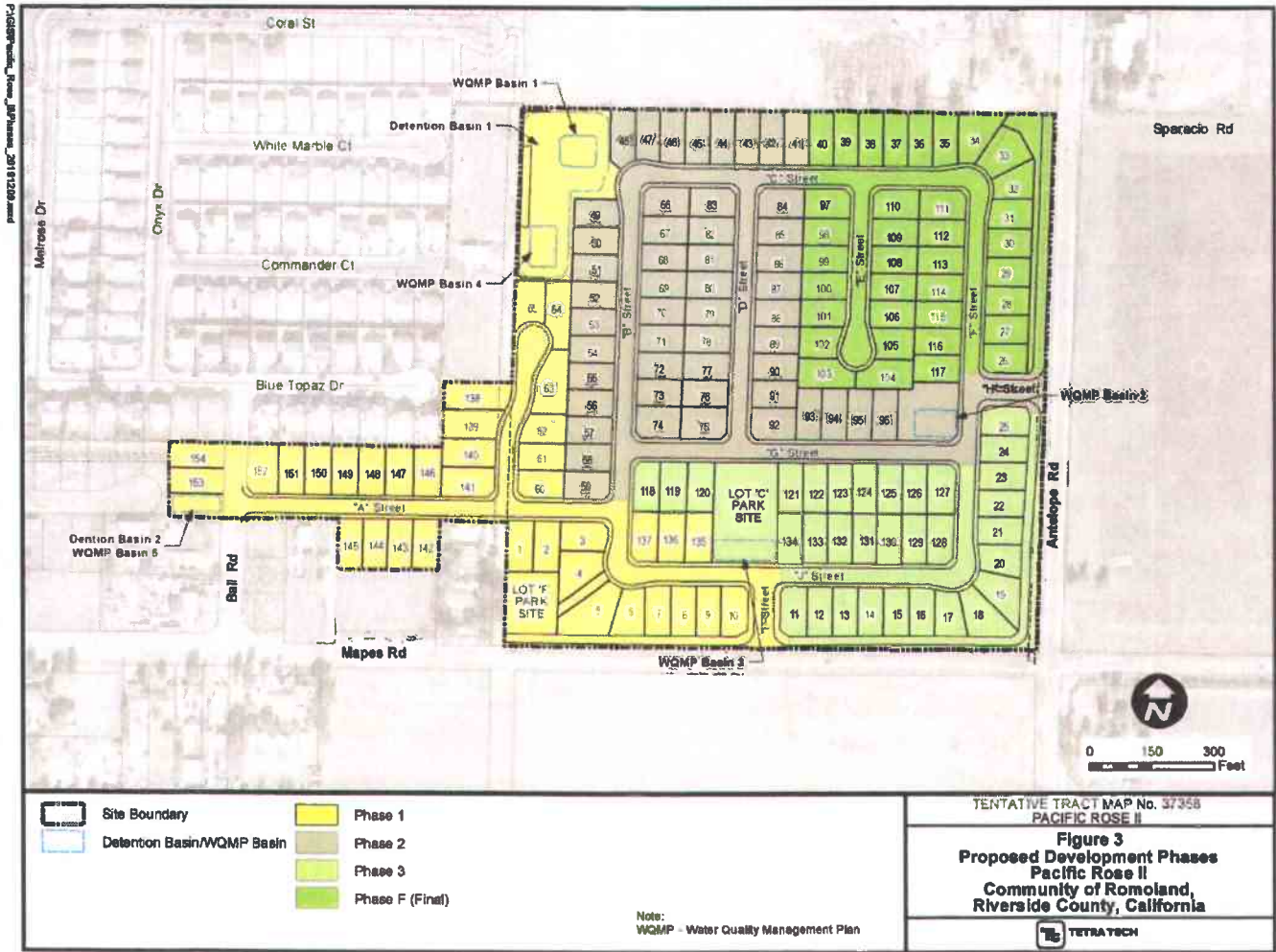
**Figure 1**  
**Regional Setting**  
**Pacific Rose II**  
**Community of Romoland,**  
**Riverside County, California**



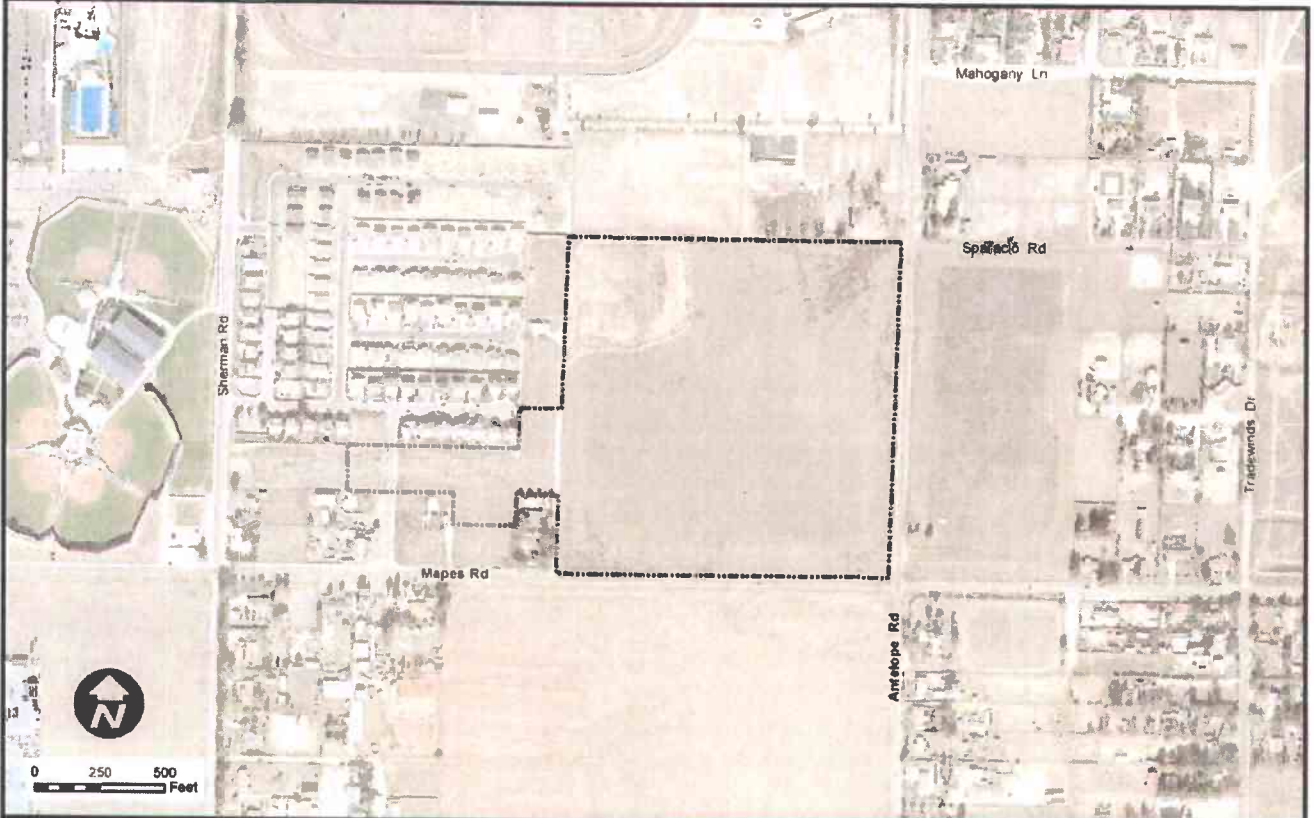


 Site Boundary  
 Detention Basin/WQMP Basin  
 Note:  
 WQMP - Water Quality Management Plan

TENTATIVE TRACT MAP No. 37358  
 PACIFIC ROSE II  
**Figure 2**  
**Site Plan**  
**Pacific Rose II**  
**Community of Romoland,**  
**Riverside County, California**  
 TETRA TECH



P:\GIS\Projects\Aerial\Aerial\_20181208.mxd



Site Boundary

TENTATIVE TRACT MAP No. 31358  
PACIFIC ROSE II

**Figure 4**  
**Aerial of**  
**Pacific Rose II**  
**Community of Romoland,**  
**Riverside County, California**



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

2016a General Plan, Harvest Valley/Winchester Area Plan, Figure 10 "Scenic Highways",  
December 6, 2016

### Findings of Fact:

a) Scenic Highways provide the motorist with views of distinctive natural characteristics that are not typical of other areas in Riverside County. Figure 10 of the Harvest Valley/Winchester Area Plan depicts the proposed project approximately 0.8 miles north of State Route 74 (Figure 1). State Route 74 is a State Eligible Scenic Highway within the Harvest Valley/Winchester Area Plan. The area between the project site and State Route 74 has been fully developed as residential. As a result, the driving public utilizing State Route 74 will not likely see the change in view resulting from the proposed project development and a less than significant impact would occur.

b) The Harvest Valley/Winchester Plan Area open space system contains a variety of open spaces that serve a number of functions. As a critical component of character in the County, open space offers natural features, habitat and recreation opportunities. The closest open space area to the project site are the Lakeview Mountains located approximately 5 miles to the northeast of the project site. While visible from the project site, intervening development and a series of small hills located to the east of

the site partially obstructs the view of the Lakeview Mountains. The development of the site as single-family residence would present a similar view of residences as found in the areas adjacent to the project site. Development of the site as single-family residences would not create an aesthetically offensive site open to public view. A less than significant impact would occur.

c) While the site is undeveloped, it is located in a rural residential setting and is surrounded on two sides by residential development. Development of the site will not substantially degrade the existing visual character or quality of public views of the site or its surrounding. A less than significant impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):**

Riverside County

1988 Ordinance No. 655 (Regulating Light Pollution)

2016a General Plan, Harvest Valley/Winchester Area Plan, Figure 7 "Mt. Palomar Night Time Lighting Policy Area", December 6, 2016

**Findings of Fact:**

a) The project site is categorized as Zone B for lighting in accordance with the County of Riverside Ordinance No. 655. Zone B is defined as the area outside Zone A (the area within a 15-mile radius of Mt. Palomar Observatory) but within a 45-mile radius of Mt. Palomar Observatory. The project area is currently undeveloped and no exterior lighting beyond existing streetlights and adjacent light sources exist. The proposed development of the site as single-family residences would introduce new exterior lighting sources. The proposed project would be required to comply with all relevant sections of Ordinance No. 655 and specifically to Sections 6, 7, and 8 of the ordinance which set requirements for lamp source, shielding, and placement of lights. Adherence to relevant provisions of Ordinance No. 655 would ensure that impacts from the proposed project to the nighttime use of Mt. Palomar Observatory would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>3. Other Lighting Issues</b>				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**Source(s):**

Riverside County  
Code of Ordinances, Title 8, Health and Safety

**Findings of Fact:**

a-b) Development of the project would require new exterior lighting in the form of streetlights, and indoor/outdoor lighting specific to each house. The proposed project would be required to comply with Ordinance No. 655 which specifies that all outdoor luminaires 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 luminaires shall not blink, flash, or rotate. The new exterior lighting associated with the project would not substantially increase the overall levels of nighttime lighting in the area as they would be subject to the provisions of Ordinance No. 655. Lighting of the project would be similar as observed in adjacent residential developments. As a result, new lighting introduced by the project would not create a new source of substantial light and glare or expose neighboring residential properties to light levels in excess of existing lighting conditions. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

<b>4. Agriculture</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):**

Riverside County  
2015b General Plan, Multipurpose Open Space Element, Figure OS-2 "Agricultural Resources".

California Department of Conservation  
2016a California Important Farmland Finder. Accessed 02 January 2020,  
<https://maps.conservation.ca.gov/DLRP/CIFF/>.

2016b Riverside County Important Farmland, 2016, Sheet 1 of 3.  
<https://www.conservation.ca.gov/dlrp/fmmp/Pages/Riverside.aspx>

**Findings of Fact:**

a-d) Based a review of Figure OS-2 and the California Department of Conservation Farmland Mapping and Monitoring Program and Williamson Act map, the project site is not mapped as Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Development of the project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance, and no impact would occur. The site is located in an area classified by the California Department of Conservation as Farmland of Local Importance. Soils within this category would be classified as Prime and Statewide Importance but lack available irrigation water. As the site has not been classified as Prime Farmland, Unique Farmland or Farmland of Statewide Importance and possibly under a Williamson Act contract and is not within a Riverside County Agricultural Preserve, no impact would occur. While soils at the site have been classified as Farmland of Local Importance, construction of single-family residential development at the site would not be within 300 feet of agriculturally zoned property. A less than significant impact would occur. Finally, while the soils at the site have been classified as Farmland of Local Importance, the site is not within an Agricultural Preserve or has been identified as prioritized agricultural lands for conservation. As result, a less than significant impact would occur due to development of the site as single-family developments.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):**

Riverside County

2015b General Plan, Multipurpose Open Space Element, Figure OS-3a "Forestry Resources, Western Riverside County Parks, Forests, and Recreation Areas".

**Findings of Fact:**

a-c) The project site is zoned R-1 (One Family Dwelling) and R-R (Rural Residential). Based on a review of Figure OS-3a, the project site is not located on forest lands. The closest timbered lands to the project site are areas classified as Lowland Forests/Woodlands associated with the Lakeview Mountain area, five miles to the northeast of the project area. As a result, the proposed project would not conflict with existing zoning for forest land or timberland. The proposed project would not convert forest lands to a non-forest use and would not cause changes that would lead to conversion of forest lands to non-forest use. 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):**

RK Engineering Group, Inc.

2020a Rose II TTM-37358 Single Family Residential Air Quality and GHG Analysis County of Riverside (Appendix A-1)

**Findings of Fact:**

a) Air Quality and Greenhouse Gas (GHG) impact study was undertaken to determine whether the estimated criteria air pollutants and GHG generated during the construction and operation of the proposed project would cause significant impacts to air resources (RK Engineering 2020a). The methodology used follows the California Air Resources Board (CARB) and the South Coast Air Quality Management District (SCAQMD) recommendations for quantification of emissions and evaluation of potential impacts. Short- and long-term air quality impacts from construction and operation were calculated using the California Emissions Estimator Model Version 2016.3.2 (CalEEMod), released October 2017. CalEEMod was used to calculate criteria air pollutants and GHG emissions from the construction and operation of the project. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify criteria air pollutant and GHG emissions. The model quantifies direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as GHG emissions from off-site energy generation, solid waste disposal, vegetation planting and/or removal, and water use. The model also identifies mitigation measures to reduce criteria pollutant and GHG emissions. The model was developed for the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the California air districts.

Regional and localized air quality emissions that include both on-site and off-site emissions associated with construction of the project were calculated. Regional and localized daily emissions of criteria pollutants were then compared to the SCAQMD regional thresholds of significance. Regional and local daily emissions of criteria pollutants are expected to be below the allowable thresholds of significance.

Long-term operational regional and localized air pollutant impacts from the project were also calculated and are not expected to exceed any of the allowable daily emissions thresholds for criteria pollutants at the regional level. The project's calculated daily operational emissions will also be below the applicable SCAQMD regional air quality standards and thresholds of

significance, and the project would not contribute substantially to an existing or projected air quality violation.

The project site is located within the South Coast Air Basin (SoCAB) and is subject to the Air Quality Management Plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). The SCAQMD has adopted the 2016 AQMP, which focuses on achieving clean air standards while accommodating population growth forecasts such as those compiled by the Southern California Association of Governments (SCAG).

According to the SCAQMD CEQA Air Quality Handbook, a project would have a significant impact if it conflicts with or delays implementation of the applicable AQMP. A project is consistent with the AQMP if it meets the following indicators:

1. The project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
2. The project will not exceed the assumptions in the AQMP, or increments based on the year of project buildout (2027).

Per the analysis conducted by RK Engineering Group, Inc. (RK Engineering Group, Inc. 2020a), the proposed project would not contribute to the exceedance of an air quality standard. Additionally, The AQMP incorporates emissions projections based on growth forecasts accounted for in local and regional general plans. Local governments maintain the authority to determine the types of land use that are allowed within their jurisdiction. For example, in city general plans, each parcel of land within that city is given a land use designation (i.e., residential, industrial, etc.). Developments that do not comply with general plan designations are inconsistent with the general plan, and a proposed project that is inconsistent with a local general plan is also inconsistent with the AQMP. Therefore, since the proposed project would neither contribute to the exceedance of an air quality standard nor be inconsistent with the AQMP, a less than significant impact will occur.

b. CEQA defines cumulative impacts as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts and the change in the environment which results from the incremental impact of the project when added to other closely related past, present, or reasonably foreseeable future projects and can result from individually minor, but collectively significant project taking place over a period of time" (SCAQMD 1993). The proposed project would result in cumulative impacts if it exceeded daily thresholds established by SCAQMD or if it incurred an increase of emissions beyond what is planned in the County of Riverside General Plan. The proposed project is not anticipated to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment. A less than significant impact would occur.

c. The proposed project is not expected to expose sensitive receptors to substantial pollutant concentrations. Romoland Elementary School, 25890 Antelope Road, Romoland, California 92585, is located approximately one mile to the southeast of the site and is not likely to be exposed to substantial pollutant concentrations from construction of the project. A less than significant impact would occur.

d. The proposed project would not result in emissions that would affect a substantial number of people. A less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project:

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (Including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):**

Riverside County Environmental Programs Department  
2006 *Burrowing Owl Survey Instruction for the Western Riverside Multiple Species Habitat Conservation Plan Area*. 29 March 2006

Tetra Tech, Inc.  
2019 *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis, Tentative Tract Map No. 37358, Pacific Rose II (Appendix B)*.

**Findings of Fact:**

a) A Consistency Analysis (Analysis) report was prepared to summarize the biological data at the site for the proposed Pacific Rose II Tentative Tract Map (TTM) 37358 project and to document the project's consistency with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) (Plan). The Plan specifies that the project area be surveyed to determine if habitat conditions are suitable for the presence of burrowing owl (*Athene cunicularia hypogea*). The project site is outside an MSHCP Criteria area species survey area. The project site is also outside a mammal survey area and, finally, is not in a narrow endemic plant survey area. Consistent with the Plan, a biological reconnaissance assessment of the site was conducted on October 31, 2017 to determine if suitable habitat is present for burrowing owl. The site is undeveloped fields dominated by non-native grasses and ruderal plants. Based on a biological reconnaissance assessment

conducted at the site, no suitable habitat for burrowing owl was observed. To ensure no conflicts with the plan and reduce impacts to burrowing owl that may result from project implementation, **Mitigations BIO-1 and BIO-2** are required to reduce impacts to a less than significant level.

b) No suitable habitat for endangered or threatened species as listed in Title 14 of the California Code of Regulation or Title 50 Code of Federal Regulations were observed during the reconnaissance survey of the site. The site has been subject to past agricultural practices and active weed management. No impact would occur.

c) The site reconnaissance was conducted to determine if suitable habitat is present at the site for burrowing owl, a California Species of Special Concern. At the time of the survey, no suitable habitat for this special status species was observed. To ensure no significant impacts to this sensitive species occurs as a result of the project, **Mitigations BIO-1 and BIO-2** shall be implemented to reduce impacts to a less than significant level.

d) The project site is surrounded on the north and west by residential developments. Two roads with undeveloped fields are found on southern and eastern sides of the site. Residential developments are found beyond the undeveloped fields. As a result, the site is not within a native resident or migratory corridor and development of the site will not interfere with the movement of any native, resident or migratory fish or wildlife species. No impact would occur.

e-f) No riparian habitat, sensitive natural communities as identified by the County of Riverside, wetlands, vernal pools were observed during the site survey. The site is dominated by non-native ruderal weeds. No suitable conditions for riparian habitat, sensitive natural communities, wetlands and/or vernal pools were observed during the site reconnaissance. Development of the site would not cause the removal of State or federally protected wetlands. No impact would occur.

g) No trees were observed at the site during the reconnaissance survey. As a result, development of the site will not conflict with local policies or ordinances regarding tree preservation. As there were no trees noted at the site, no impacts to tree nesting birds or raptors would occur. No impact would occur.

Mitigation: The following mitigations are required.

**BIO-1** Prior to the start of earth disturbance for each project phase, a training session shall be conducted by a qualified biologist for all workers. For the project site, the species of concern would be burrowing owls. The training shall include a description of the burrowing owl, its habitat, the general provisions as a California Species of Concern as defined by the CDFW, requirements for conservation of burrowing owl in the Plan, penalties associated with violating provisions of either California Department of Fish and Game Code or the Plan, and general measures that are being implemented to conserve burrowing owl. Attendance and understanding of the materials presented at the training session will be documented and maintained as part of the project file.

**BIO-2** Within 30 days from the start of earth disturbance, an additional habitat assessment of the site will be completed to determine if site conditions have changed. If suitable habitat for burrowing owls is observed at the Site, Step II, Part A/Part B Focused Burrow/Burrowing Owl surveys (Riverside County Environmental Programs Department 2006) will be required.

Monitoring: No monitoring is required.

<b>CULTURAL RESOURCES</b> Would the project:				
<b>8. Historic Resources</b>				
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):**

Applied Earthworks, Inc.

2019 Phase I Cultural Resource Assessment for the Rose II Project in Romoland, Riverside County, California (Appendix C).

**Findings of Fact:**

a-b) A Phase I cultural resources survey of the site has been completed. The records search noted cultural resources recorded within a one-mile radius from the site. Six historic archeological sites, one archaeological site with both prehistoric and historic artifacts, and ten built environment sites were noted cultural resources within one mile of the project site. A reconnaissance survey of the site was conducted. No historic aged features were observed at the site. Development of the site will not cause a substantial adverse change to a historic resource. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):**

Applied Earthworks, Inc.

2019 Phase I Cultural Resource Assessment for the Rose II Project in Romoland, Riverside County, California (Appendix C).

**Findings of Fact:**

a-b) Based on the results of the record review conducted during the Phase I Cultural Resources Assessment of the project site, no previously recorded cultural resources were noted at the site. A field survey of the site determine that there are no archaeological sites were detected during the site reconnaissance. Due to the level of disturbance, it was determined that the presence of cultural resources within the project site was not likely. In the event that cultural resources are discovered during project implementation, **Mitigations CR-1** and **CR-2** will be implemented to reduce impacts to a less than significant level.

c) No formal cemeteries are located within the project area or within the project area and no known human remains occur in the area. No impact would occur. In the event that human remains are encountered during earthwork, **Mitigation CR-3** will be implemented to reduce potentially significant impacts to a less than significant level.

**Mitigations:**

**CR-1** In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period.

**CR-2** If significant pre-contact cultural resources are discovered and avoidance cannot be ensured, the archaeologist shall develop a Cultural Resources Monitoring and Treatment Plan (Plan) for review and

acceptance by the County of Riverside. The archaeologist shall monitor the remainder of the ground-disturbance portion of the project and implement the Plan accordingly.

**CR-3** In the unlikely event of an accidental discovery of any human remains are encountered during any earthwork activities, all work will cease in the immediate vicinity (within a 100-foot buffer of the find) and the applicant will comply with Health and Safety Code 7050.5 and notify the Riverside County Coroner. The Riverside County Coroner will make a determination of origin and disposition pursuant to PRC Section 5097.98. State law requires the Native American Heritage Commission (NAHC) be notified in the event the remains are determined to be prehistoric or of Native American origin. The NAHC shall determine and notify a Most Likely Descendant (MLD) who may inspect the site of the discovery within 48-hours of notification by the NAHC. The MLD may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials. In addition, a Native American monitor will be present to identify the find in compliance with state law

Monitoring: Should unanticipated resources be discovered, monitoring pursuant to CR-1 and CR-2 would be required.

<b>ENERGY</b> Would the project:				
<b>10. Energy Impacts</b>				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):**

Riverside County

2019a Climate Action Plan (CAP), Building Energy Efficiency Standards for Residential and Non-Residential Buildings.

Findings of Fact:

a) During project implementation, construction could result in more intensive development at the site and as such, result in incrementally greater construction energy usage. Construction energy consumption would result primarily from transportation fuels (e.g., diesel and gasoline) used for construction equipment, heavy-duty construction equipment, and construction workers traveling to and from the site. Heavy-duty construction equipment associated with grading, utilities, paving, and building construction would include equipment such as excavators, graders, tractors/loaders/backhoes, dozers, scrapers, air compressors, cranes, forklifts, generators, welders, rollers, trenchers and pavers. Most of the equipment would likely be diesel-fueled; however, smaller equipment, such as welders and generators may be electric-, gasoline-, or natural gas-fueled.

The number of construction workers that would be required would vary based on the phase of development and activity taking place. Construction contractors would seek to hire construction workers from the local workforce, which would minimize commuting distances and overall vehicle miles traveled. Hiring from the local workforce would reduce fuel consumption and reduce the wasteful, inefficient, and unnecessary consumption of energy. The annual average construction fuel usage by the Project would likely represent a small fraction of the State's annual fuel usage.

The proposed project would utilize construction contractors who demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. CARB has adopted an Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other toxic air contaminants. This measure prohibits diesel-



fueled commercial vehicles greater than 10,000 pounds from idling for more than five minutes at any given time. CARB has also approved the Truck and Bus regulation (CARB Rules Division 3, Chapter 1, Section 2025, subsection (h)) to reduce NOX, PM10, and PM2.5 emissions from existing diesel vehicles operating in California.

In addition to limiting exhaust from idling trucks, CARB recently promulgated emission standards for off-road diesel construction equipment of greater than 25 horsepower. The regulation aims to reduce emissions by requiring the installation of diesel soot filters and encouraging the retirement, replacement, or repower of older, dirtier engines with newer emission-controlled models. While intended to reduce construction criteria pollutant emissions, compliance with anti-idling and emissions regulations would also result in efficient use of construction-related energy and the minimization or elimination of wasteful and unnecessary consumption of energy.

The residences will be constructed in compliance with the most recent California Code of Regulations (Title 24, Part 1) for energy and water efficiency. Building energy efficiency standards are designed to reduce wasteful, uneconomic, inefficient or unnecessary consumption of energy, and enhance outdoor and indoor environmental quality. As a result, construction and occupation of the single-family

b) The proposed project would not conflict or obstruct with local or state plans for renewable energy or energy efficiency. Consistent with County of Riverside building codes, solar panels will be installed on the rooftops of all residential units. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

2019b Conditions of Approval, County Geologic Report No. 190017, Updated Geotechnical Report, Pacific Rose II, Tentative Tract Map No. 37358, Romoland area of the County of Riverside, California, Dated March 22, 2019 (Appendix D).

2019d General Plan, Safety Element, Figure S-2 "Earthquake Fault Study Zone".

**Findings of Fact:**

a) As shown on Figure S-2, "Earthquake Fault Study Zone", of the Riverside County General Plan, the project site is not located in an Alquist-Priolo Fault Zone. Further, a geotechnical report prepared for the project and Riverside County Planning Department has identified that active faults are not known to exist within the project area and confirmed that the project site is not located within a designed Alquist-Priolo earthquake fault zone (Appendix D). No impact would occur.

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

2016a General Plan, Harvest Valley/Winchester Area Plan, Figure 13 "Seismic Hazard", December 6, 2016.

2019 Conditions of Approval, County Geologic Report No. 190017, Updated Geotechnical Report, Pacific Rose II, Tentative Tract Map No. 37358, Romoland area of the County of Riverside, California, Dated March 22, 2019 (Appendix D).

**Findings of Fact:**

a) As shown on Figure 13, of the Harvest Valley/Winchester Area Plan, the project site is located on soils with a low susceptibility for liquefaction in the event of a seismic event. In addition, the geotechnical report prepared for the project and Riverside County Planning Department have determined that there is a minimal to nil potential for liquefaction of soils present at the site during a seismic event. A less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source(s):**

California Department of Conservation

2010 Fault Activity Map of California. <http://maps.conservation.ca.gov/cgs/fam/>. Accessed 02 January 2020.

Riverside County

2019b Conditions of Approval, County Geologic Report No. 190017, Updated Geotechnical Report, Pacific Rose II, Tentative Tract Map No. 37358, Romoland area of the County of Riverside, California, Dated March 22, 2019 (Appendix D).

**Findings of Fact:**

a) The closest active fault zone to the project area is the Casa Loma fault zone located approximately 10 miles northeast of the site. While the project is located in Southern California and subject to the effects of ground shaking during a local seismic event, the geotechnical study completed for the project site and conclusions by Riverside County have indicated that the potential for fault surface rupture on the subject site is very low. A less than significant impact would occur.

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):**

Riverside County

2016a General Plan, Harvest Valley/Winchester Area Plan, Figure 15 "Slope Stability", December 6, 2016.

**Findings of Fact:**

a) As shown on Figure 15, of the Harvest Valley/Winchester Area Plan, the project site is located in an area with no susceptibility to landslides. No impact would occur.

**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

2019b Conditions of Approval, County Geologic Report No. 190017, Updated Geotechnical Report, Pacific Rose II, Tentative Tract Map No. 37358, Romoland area of the County of Riverside, California, Dated March 22, 2019 (Appendix D).

**Findings of Fact:**

a) Based on the geotechnical study completed for the project site and conclusions by Riverside County there is the potential for subsidence and ground fissures resulting from construction of the project. Implementation of mitigation **GEO-1**, subsidence and fissuring as a result of construction of the project would be mitigated to a less than significant level.

**Mitigation:**

**GEO-1** The project applicant will incorporate in the project design remedial grading recommendations provided in the geotechnical study completed for the project as well as the Conditions of Approval, County Geologic Report No. 190017.

**Monitoring:** No monitoring is required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

**Source(s):**

Riverside County

2008 Ordinance 458, An Ordinance of the County of Riverside Amending Ordinance No. 458 Regulating Flood Hazard Areas and Implementing the National Flood Insurance Program.

2016a General Plan, Harvest Valley/Winchester Area Plan, Figure 11 "Special Flood Hazard Areas", December 8, 2016

2019b Conditions of Approval, County Geologic Report No. 190017, Updated Geotechnical Report, Pacific Rose II, Tentative Tract Map No. 37358, Romoland area of the County of Riverside, California, Dated March 22, 2019 (Appendix D).

**Findings of Fact:**

a) Seiches are large standing waves generated within an enclosed body of water. The project site is located 5.3 miles south of Perris Dam. Based on a review of Figure 11, the site is within the inundation limits of Perris Dam. The dam was originally constructed from 1970 to 1973 and seismic retrofits designed to withstand a magnitude 7.5 earthquake have been recently completed. With adherence to the flood proofing and flood protection requirements of Riverside County Ordinance Number 458, impact would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>17. Slopes</b>				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):**

Riverside County

2019b Conditions of Approval, County Geologic Report No. 190017, Updated Geotechnical Report, Pacific Rose II, Tentative Tract Map No. 37358, Romoland area of the County of Riverside, California, Dated March 22, 2019 (Appendix D).

**Findings of Fact:**

a-c) Construction of the project would not change the current, relatively flat topography of the site. No cut or fill slopes greater than 2:1 or higher than 10 feet would be required. The site is undeveloped, and construction of the project would not affect or negate subsurface sewage disposal systems. No impacts would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**18. Soils**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source(s):**

Riverside County

2019b Conditions of Approval, County Geologic Report No. 190017, Updated Geotechnical Report, Pacific Rose II, Tentative Tract Map No. 37358, Romoland area of the County of Riverside, California, Dated March 22, 2019 (Appendix D).

**Findings of Fact:**

a) Prior to construction, the project applicant will prepare a Stormwater Pollution Prevention Plan (SWPPP) that will identify Best Management Practices (BMPs) that will be used during construction to prevent soil erosion from either stormwater or wind. Upon completion of the project, the site would be fully developed, and loss of topsoil would not occur. No Impacts would occur.

b) Based on the geotechnical study completed for the project site and conclusions by Riverside County, soils present at the site have a low to very low expansion potential. Soils present at the site would not create a substantial direct or indirect risk to life or property. No impacts would occur.

c) The residential development would be constructed to allow connection to the local sanitary sewer system. Waste water generated by the residences would be managed by Eastern Municipal Water District. No impacts to septic tanks or alternative waste water disposal systems would occur. No impacts would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

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

**Source(s):**

Riverside County

2019d General Plan, Safety Element, Figure S-8 "Wind Erosion Susceptibility".

**Findings of Fact:**

a) Based on a review of Figure S-8 in the Riverside County General Plan, the project site has not been identified as an area with a wind erodibility rating. No impact would occur.

**Mitigation:** No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

**20. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**Source(s):**

RK Engineering Group, Inc.

2020a Rose II TTM-37358 Single Family Residential Air Quality and GHG Analysis County of Riverside, June 16, 2020 (Appendix A).

Riverside County

2019a Climate Action Plan (CAP), Building Energy Efficiency Standards for Residential and Non-Residential Buildings

**Findings of Fact:**

a) The CalEEMod Version 2016.3.2 released October 2017 was used to calculate GHG emissions from the construction and operation of the project (RK Engineering Group, Inc. 2020a). The County of Riverside describes several goals and policies for addressing air quality and greenhouse gas in the General Plan Air Quality Element. The Riverside County General Plan Air Quality Element identifies goals, policies and programs that are meant to balance the County's actions regarding land use, circulation and other issues with their potential effects on air quality. This element in conjunction with local and regional air quality planning efforts addresses ambient air quality standards set forth by the Federal Environmental Protection Agency and the California Air Resources Board (CARB).

Some of the major Pollution Control Policies are listed as follows.

- **Multi-jurisdictional Cooperation.** Local land use patterns, emission sources, and airflow patterns throughout Southern California contribute to the air quality of Riverside County. The County can enact policies that limit emissions within its boundaries, it is necessary to support efforts to decrease region-wide pollution emissions as surrounding jurisdictions significantly impact Riverside County's air quality.
- **Sensitive Receptors.** Riverside County refers to sensitive receptor as those segments of the population most susceptible to poor air quality (i.e. children, elderly and the sick) and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities. Riverside County has developed several policies to reduce the negative impacts of poor air quality on Riverside County's sensitive receptors.
- **Stationary Pollution Source.** The Riverside County requires all developments to comply with energy use guidelines detailed in Part 6 (California Energy Code) and/or Part 11 (California Green Building Standard Code) of Title 24 of the California Code of regulations. The County also require stationary air pollution sources to comply with applicable air district rules and control measures.

- **Energy Efficiency and Conservation.** County of Riverside established recycling and conservation efforts to reduce the amount of pollutants emitted within Riverside County. Efforts to recycle wastes can reduce the amount of pollutants emitted from the production of new materials while preserving raw materials.

Riverside County encourages the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

Riverside County is the lead agency under CEQA for the proposed project, and therefore, GHG thresholds of significance are based on the adopted Riverside County Climate Action Plan (CAP). The 2019 Climate Action Plan (CAP) Update was approved on December 17, 2019. The 2019 CAP Update refines the County's efforts to meet greenhouse gas (GHG) reduction strategies, specifically for the years 2035 and 2050. The 2019 CAP Update builds upon the GHG reduction strategies in the 2015 Climate Action Plan. The Implementation mechanisms for the CAP are the Screening Tables for New Development. The Screening Tables allow new development projects a streamlined option for complying with CEQA requirements for addressing GHG emissions. Additionally, Riverside County's Climate Action Plan details policies to reduce emissions from municipal and community-wide sources; including emissions from existing buildings and new development. Projects have the option of preparing a project-specific technical analysis to quantify and mitigate GHG emissions. The CAP provides that a threshold level above 3,000 metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbon) (MTCO<sub>2e</sub>) per year will be used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions (RK Engineering Group, Inc. 2020a).

As part of the CAP, the proposed project is required to comply with Measure R2-CE1 regarding the use of clean energy as the project is the development of more than 75 new residents. Solar panels for generating clean electricity will be installed on the roof of each residence. In addition, each residences will be constructed in compliance with the most recent California Code of Regulations (Title 24, Part 1) for energy and water efficiency. These standards are designed to reduce wasteful, uneconomic, inefficient or unnecessary consumption of energy.

The screening tables are setup similar to a checklist, with points allocated to certain elements that reduce greenhouse gas emissions. If a project garners 100 points (by including enough GHG reducing elements), then the project is consistent with Riverside County's plan for reducing emissions. Greenhouse gas emissions were estimated for on-site and off-site construction activity using the CalEEMod. The following table shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction. Construction emissions were averaged over 30 years and added to the long-term operational emissions, pursuant to SCAQMD recommendations. CalEEMod annual GHG output calculations are provided in Appendix A-1.

#### Construction Greenhouse Gas Emissions

Activity	Emissions (MTCO <sub>2e</sub> ) <sup>1</sup>		
	On-site	Off-site	Total
Site Preparation	51.66	2.57	54.23
Grading	182.46	6.18	188.64

Building Construction	899.77	407.09	1,306.86
Paving	45.43	3.11	48.54
Architectural Coating	7.04	11.13	18.17
<b>Total</b>	<b>1,186.36</b>	<b>430.08</b>	<b>1,616.44</b>
<b>Averaged over 30 years<sup>2</sup></b>	<b>39.55</b>	<b>14.34</b>	<b>53.88</b>

<sup>1</sup> MTCO<sub>2e</sub> = metric tons of carbon dioxide equivalents (Includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbon).

<sup>2</sup>The emissions are averaged over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations.

Greenhouse gas emissions are estimated for on-site and off-site operational activity using CalEEMod. Greenhouse gas emissions from mobile sources, area sources and energy sources are shown in the following table. CalEEMod annual GHG output calculations are provided in Appendix A-1.

#### Operational Greenhouse Gas Emissions

Emission Source	GHG Emissions (MTCO <sub>2e</sub> ) <sup>1</sup>
Mobile Source	1,758.39
Energy Source	730.78
Area Source	40.13
Water	78.41
Waste	91.34
Construction (30-year average)	53.88
<b>Total Annual Emissions</b>	<b>2,641.07</b>
SCAQMD Tier 3 Screening Threshold <sup>2</sup>	3,000
Exceed Tier 3 Threshold?	No

<sup>1</sup> MTCO<sub>2e</sub> = metric tons of carbon dioxide equivalents

<sup>2</sup> Per South Coast Air Quality Management District (SCAQMD) Draft Guidance Document - Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008

As shown in the above table, the analysis compares the project's GHG emissions to the SCAQMD's Tier 3 approach, which limits GHG emissions to 3,000 MTCO<sub>2e</sub> for residential projects. The project will achieve the required GHG reduction or meet the efficiency thresholds established in the Tier 3 requirements. In addition, the on-site and off-site GHG emissions will be below the 3,000 MTCO<sub>2e</sub> that have been set by the County of Riverside CAP. Furthermore, the project will comply with the mandatory requirements of Title 24 Part 1 of the California Building Standards Code and Title 24 Part 6 Building and Energy Efficiency Standards. A less than significant impact would occur.



b) GHG emissions would conflict with applicable plans, policy or regulation if the proposed project conflicts with any of the plans, policies or regulations adopted for the purpose of reducing GHG emissions in the County of Riverside.

Please see the discussion in Section 20.a. of the GHG analysis completed for the construction and operation of the proposed project. Based on the analysis of project impacts, the proposed will generate less than the SCAQMD and County of Riverside CAP thresholds of GHG and, thus will be consistent with the CAP. A less than significant impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):**

- California Department of Toxic Substances Control (DTSC)  
2019 Envirostor. <https://www.envirostor.dtsc.ca.gov/public/map>.  
[https://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=33010072](https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33010072)  
Accessed 23 May 2020.
- Regional Water Quality Control Board  
2019 Geotracker. <https://geotracker.waterboards.ca.gov/map>.  
[https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0606500038](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500038)  
Accessed on 23 May 2020.
- Riverside County  
2019d General Plan, Safety Element.

**Findings of Fact:**

a-b) The transport, use and storage of hazardous materials during construction of the project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Materials

Management Act and California Code of Regulations, Title 22. Once constructed, homeowners use of hazardous materials would be governed by local regulations.

c) The project applicant would be required to comply with applicable Riverside County Codes and regulations pertaining to emergency response and evacuation plans maintained by the Riverside County Sherriff's Department and Riverside County Fire Department. All construction activities and staging would occur on-site, and no street or land closures would be required during construction. The tract would be a single-family home development with no restricted entries or exits. There would be no commonly maintained facility at which to gather for emergency protection. The residential development would not conflict with the Riverside County Emergency Operations Plan. No impact would occur.

e) The project site has not been identified as a hazardous materials site in databases maintained by the DTSC or RWQCB. The closest site recorded on the EnviroStor database maintained by the DTSC to the project area is a site identified as Perris Union High School District Highschool Number 3, Briggs Road and Pinacate Road, Romoland. A No Further Action for this site was recorded on March 19, 2003 for soil impacts from polychlorinated biphenyls, polyaromatic hydrocarbons, and petroleum. A review of the Geotracker database supported by the RWQCB identified a closed Leaking Underground Storage Tank (LUST) site at 26100 Menifee Road, Romoland California more than one mile from the site. The LUST site was recorded by the RWQCB as of April 4, 1988. No impact would occur.

d) There are no existing schools within one-quarter mile of the project site. The closest school to the site, Harvest Valley Elementary School, 29955 Watson Road, Menifee, California, is more than 2 miles to the southeast. Use of hazardous materials during construction of the project would be conducted in accordance with all applicable State and federal laws. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>22. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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):**

Airport Land Use Commission Riverside County

2019 Airport Land Use Commission (ALUC) Development Review, Riverside County, File No. ZAP1376MA19, Case CZ1800012 (Change of Zone), TTM 37358 (Tentative Tract Map)

Riverside County

2004 General Plan. Appendix L-1: Riverside County Land Use Compatibility Plan, Volume 1, Part 1 of 2.

2016a General Plan, Harvest Valley/Winchester Area Plan, Figure 6 "MJARB Airport Influence Area", December 6, 2016.

2019d General Plan, Safety Element, Figure S-20, "Airport Locations".

**Findings of Fact:**

a) The proposed project is the construction of a single-family residential development. Its location 10.6 miles/56,225 feet from MJARB is consistent with the Airport Master Plan. No impact would occur.

b) The proposed project has been reviewed by the Airport Land Use Commission for Riverside County. With incorporation of conditions identified by the Airport Land Use Commission for the project, the proposed development of the site was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. A less than significant impact would occur.

c) Review of Figure S-10 indicates that the project site is located within the March Joint Air Reserve Base Influence Area. March Joint Air Reserve Base is located in the northwestern portion of the Harvest Valley/Winchester Area Plan approximately 10 miles to the northwest of the project site. While the project site is outside the 60 decibel B (dB) Community Noise Equivalent Level (CNEL) noise contour for aircraft using the facility, it is within an influence area where safety considerations, overflights or noise may be a factor for land uses. Decibel B is a measurement of sound as filtered over several octaves and is used to measure sound at very high sound pressure levels. As required by county policy, all real estate transactions for new developments within an airport influence area, the existence of aircraft overflights must be disclosed. A less than significant impact would occur.

d) The project area is not within the vicinity of a private airport or heliport. The closest privately owned airport is the Perris Valley Airport located more than two miles to the east of the project site. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project:				
<b>23. Water Quality Impacts</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):**

**Allard Engineering**

2019 Tentative Tract Map No. 37358, Pacific Rose-II, Preliminary Drainage Report (Appendix E).

**Riverside County**

2012 Santa Ana Water Quality Management Plan <http://content.rcflood.org/NPDES/Developers.aspx>. Accessed 23 May 2020

2016a General Plan, Harvest Valley/Winchester Area Plan, Figure 11 "Special Flood Hazard Areas", December 6, 2016

**Riverside County Department of Environmental Health**

2017 Tentative Map Preliminary Clearance (SAN053), Domestic Water and Sewage Disposal for TTM 37358 by Eastern Municipal Water District (Appendix F).

**Findings of Fact:**

a) The project area has no surface water bodies within the site or adjacent to the site. The proposed development of the site would include creation of a stormwater management system for surface water generated at the site due to storms. Stormwater would be directed to Water Quality Management Plan (WQMP) basins constructed in compliance with RWQCB Order Number R8-2010-0033, NPDES No. CAS 618033 and will be located within the site (Figure 2) (Appendix E). Sediments transported in stormwater flow would be trapped by the WQMP basins and not allowed to leave the site. Most runoff and most of the potential for conveyance of pollutants are produced by frequent storms of smaller or moderate intensity and duration. Stormwater BMPs such as the WQMP basins are designed to treat stormwater and the first flush of larger storms that may convey pollutants in sheet flow of stormwater. In addition to managing stormwater flows from surfaces associated with the project, the WQMP basins would also protect groundwater resources by treating pollutants that may be in the stormwater they detain. A less than significant impact would occur.

b) The project would not include construction of groundwater wells or pumping facilities. The residential development would require potable water. The local water purveyor is Eastern Municipal Water District who has agreed to furnish domestic water to all lots within the project (Appendix F). A less than significant impact would occur.

c) The project would include construction of impervious surfaces associated with roads and homes. Stormwater generated within the project area would be managed such that any runoff would be directed to on-site WQMP basins and no impact to any off-site drainage systems would occur. No impacts would occur.

d) As indicated in Section 18, Soils, prior to construction, the project applicant will prepare a SWPPP that will identify BMPs that will be used during construction to prevent soil erosion from either stormwater or wind. Utilized BMPs would prevent erosion or siltation both on- and off-site. A less than significant impact would occur.

e-g) A preliminary drainage report completed for the project site to determine existing and developed stormwater runoff (Allard Engineering, 2019) (Appendix F). The drainage report determined that with the proposed development of the site to include WQMP basins, would reduce potential impacts from stormwater flows to a less than significant level, and no on-site or off-site flooding would occur. Once developed, the project would not be adversely impacted by a flood event from the off-site watershed (Allard Engineering, 2019). In addition, no adverse effect from flooding to the surrounding areas found both upstream and downstream would originate from the project area (Allard Engineering, 2019). The proposed WQMP basins would have the capacity to capture and handle flows generated from the development without causing flooding. No impacts would occur.

h) As indicated earlier in Section 16, Geological Hazards, the project site is located 5.3 miles south of Perris Dam and is within the inundation limits of Perris Dam. Flood waters resulting from a breach of Perris Dam has the potential to increase the release of pollutants due to inundation of the project area. With adherence to the flood proofing and flood protection requirements of Riverside County Ordinance Number 458, impacts would be less than significant.

i) The project has been designed to include water quality bio-retention basins (Figure 2). A Water Quality Management Plan in compliance with Riverside County Flood Control requirements, has been prepared for the proposed project. As a result, the project would not conflict with the Riverside County Water Quality Management Plan for the project region. As stated earlier, the project would not include construction of groundwater wells or pumping facilities. The residential development would require potable water. The local water purveyor is Eastern Municipal Water District who has agreed to furnish domestic water to all lots within the project (Appendix F). As a result, the project would not conflict with or obstruct with a sustainable groundwater management plan. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>LAND USE/PLANNING</b>	<b>Would the project:</b>			
<b>24. Land Use</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):**

Riverside County  
2019c General Plan, Land Use Element

**Findings of Fact:**

a-b) Land use at project site is designated as a Medium Density Residential (MDR) in the Riverside County General Plan. Medium Density Residential describes single-family detached and attached

residences with a density range of two to five dwelling units per acres. Limited agricultural and animal keeping is permitted; however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 square feet. Adjacent land use to the site is summarized as follows:

- North, Medium Density Residential (MDR)
- South, Rural Mountainous (RM)-one dwelling per 10 acres.
- East, Rural Residential (R-R)-one dwelling per one-half acre
- West, the City of Perris-residential development, a sports field development and Eastern Municipal Water District offices and facility.

The proposed project is the construction of a residential development, which is consistent with the current land use of the site and land uses found in adjacent areas to the site. A zone change from R-1 (Single Family) and R-R (Rural Residential) to R-1(Single Family) residential will be required to support the proposed development. The proposed project would not conflict with the Riverside County land use plan. In addition, as the site is not currently developed, and the project would not physically disrupt or divide established communities such as the two residential developments found on two sides of the site. As a result, a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>MINERAL RESOURCES</b> Would the project:				
<b>25. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):**

Riverside County

2015b General Plan, Multipurpose Open Space Element, Figure OS-6, "Mineral Resources Area".

Findings of Fact:

a-b) Based on a review of Figure OS-6, Riverside County General Plan, the project site has been categorized as MRZ-3 (Mineral Zone-3) where the significance of mineral deposits is undetermined. The proposed project would be the construction of a residential development on a site that is disturbed but undeveloped. No mining activities are currently occurring on-site. The project would not result in the loss of availability of a known mineral resource that is of value on a statewide, regional, or local level. No impact would occur.

c) There are no quarries within the immediate vicinity of the project site. The closest quarry to the site is Juniper Rock Corporation, 24740 Juniper Flats Road, Homeland, California, more than three miles to the east. The project would not expose people or property to hazards associated to proposed, existing or abandoned quarries. No impact would occur.

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

2016a General Plan, Harvest Valley/Winchester Area Plan, Figure 6 "MJARB Airport Influence Area", December 6, 2016

**Findings of Fact:**

a) The project area is located within the March Joint Air Reserve Base Influence Area but outside the southeastern most extension of a 60 dB CNEL contour for noise generated by airplanes using the facility located more than eight miles to the north. The site is outside the Perris Valley Airport Influence Area. Perris Valley Airport is located more than two miles to the east of the site. While airplanes using the March Joint Air Reserve Base may be perceived by workers and future residents, a less than significant impact would occur.

b) The project site is not located within the vicinity of a private airstrip. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**27. Noise Effects by the Project**

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

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

**Source(s):**

Riverside County

2006 Ordinance No. 847 as Amended through 847.1 Regulating Noise

2015c-General Plan, Noise Element, Table N-1 "Land Use Compatibility for Community Noise Exposure", Noise Regulation 9.07

RK Engineering Group, Inc.

2020b Rose II TTM-37358 Single Family Residential Noise Impact Study, County of Riverside, California (Appendix H)

**Findings of Fact:**

a) Construction of the proposed residential development would be a source of temporary noise. Noise as perceived as ambient noise and ground-borne vibration generated by construction equipment have the potential to exceed county standards. County of Riverside Ordinance No. 847 requires that noise shall not be created or allowed to be created on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards identified in the following table.

SOUND LEVEL STANDARDS ( Db L <sub>max</sub> )					
GENERAL PLAN FOUNDATION COMPONENT	GENERAL PLAN LAND USE DESIGNATION	GENERAL PLAN LAND USE DESIGNATION NAME	DENSITY	MAXIMUM DECIBEL LEVEL	
				7am-10pm	10pm-7am
Community Development	EDR	Estate Density Residential	2 AC	55	45
	VLDR	Very Low density Residential	1 AC	55	45
	LDR	Low Density Residential	1/2 AC	55	45
	MDR	Medium Density Residential	2-5	55	45
	MHDR	Medium High Density Residential	5-8	55	45
	HDR	High Density Residential	8-14	55	45
	VHDR	Very High Density Residential	14-20	55	45
	H'TDR	Highest Density Residential	20+	55	45
	CR	Retail Commercial		65	55
	CO	Office Commercial		65	55
	CT	Tourist Commercial		65	55
	CC	Community Center		65	55
	LI	Light Industrial		75	55
	HI	Heavy Industrial		75	75
	BP	Business Park		65	45
	PF	Public Facility		65	45
	SP	Specific Plan-Residential		55	45
		Specific Plan-Commercial		65	55
	Specific Plan-Light Industrial		75	55	
	Specific Plan-Heavy Industrial		75	75	
Rural Community	EDR	Estate Density Residential	2 ac	55	45
	VLDR	Very Low Density Residential	1 ac	55	45
	LDR	Low Density Residential	1/2 ac	55	45
Rural	RR	Rural Residential	5 ac	45	45
	RM	Rural Mountainous	10 ac	45	45
	RD	Rural Desert	10 ac	45	45



SOUND LEVEL STANDARDS ( Db L <sub>max</sub> )					
GENERAL PLAN FOUNDATION COMPONENT	GENERAL PLAN LAND USE DESIGNATION	GENERAL PLAN LAND USE DESIGNATION NAME	DENSITY	MAXIMUM DECIBEL LEVEL	
				7am-10pm	10pm-7am
Agriculture	AG	Agriculture	10 AC	45	45
Open Space	C	Conservation		45	45
	CH	Conservation Habitat		45	45
	REC	Recreation		45	45
	RUR	Rural	20 AC	45	45
	W	Watershed		45	45
	MR	Mineral Resources		75	45

The sound level standards established in the Riverside County Ordinance 847 for a community development such as the proposed project is summarized as follows.

Land Use	Maximum Decibel Level (L <sub>max</sub> )	
	7 am—10 pm	10 pm—7 am
Community Development (Very Low Density and Low Density Residential, Rural Residential)	55 dBA	45 dBA

County of Riverside Ordinance No. 847 indicates that construction noise is exempt from the noise ordinance, provided any of the following are satisfied.

- Private construction projects located one-quarter (1/4) of a mile or more from an inhabited dwelling; and
- Private construction projects located one-quarter (1/4) of a mile from an inhabited dwelling, provided that construction does not occur between the hours of 6:00 PM and 6:00 AM during the months of June through September; and construction does not occur between the hours of 6:00 PM and 7:00 AM during the months of October through May.

The existing noise environment for the project site and surrounding areas was established as part of the noise study (RK Engineering Group, Inc. 2020b). Ambient noise at the project area and surrounding area consists of just environmental noise includes noise from leaves rustling and chirping birds with very minimal traffic noise propagating from the adjacent roadways as summarized below.

#### Existing Traffic Noise Level Result

Roadway <sup>1</sup>	Segment	CNEL at 50ft. (dBA)	Distance to Contour (Ft) <sup>2</sup>			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Mapes Road	Sherman Road to Antelope Road	61.8	8	24	76	240

CNEL: Community Noise Equivalent Level

dBA: A-weighted decibel

<sup>1</sup> Noise levels calculated from centerline of subject roadway

Once constructed, project is expected to increase the existing roadway noise level to approximately 2.7 dBA CNEL. The Federal Highway Administration Highway Traffic Noise Analysis and Abatement Policy and Guidance, December 2011, indicates that a change in noise level of 3 dBA is considered barely perceptible and a change in noise level of 5 dBA is considered readily perceptible to the human ear. Project-related changes in noise greater than 3 dBA would be considered to cause a significant impact. Therefore, since the change in roadway noise along Mapes Road is expected to be less than 3 dBA with the project, the impact is considered less than significant. Upon future buildout of the project, related traffic source noise is expected to increase approximately 1.6 dBA CNEL. Project related changes in noise upon buildout would be less than 3 dBA and a less than significant impact would occur.

Project construction would generate noise levels in exceedance of ambient conditions associated with the adjacent residential land uses. Noise levels during construction are anticipated to range from 73.7 dBA to 92.0 dBA and has the potential for being a significant impact to adjacent land uses. The following mitigations are proposed to reduce impacts to a less than significant level. Noise due to an increase in traffic during construction is calculated to increase by 0.8 dBA which would be less than the 3 dBA Federal Highways Administration threshold and is considered to be a less than significant impact.

Project related construction activity is not expected to cause any potential damage to the nearest structures. The annoyance potential of vibration from construction activities would range from "distinctly perceptible" (RK Engineering Group, Inc. 2020b).

**Mitigations N-1 and N-2** shall be implemented to reduce potential significant impacts from construction related ambient noise to a less than significant level.

**Mitigation:** The following mitigations are required.

**N-1** Construction of the proposed project shall not occur from 6:00 PM to 6:00 AM during the months of June through September or from 6:00 PM to 7:00 AM during the months of October through May.

**N-2:** During construction, the project proponent shall ensure all construction equipment is equipped with appropriate noise attenuating devices and equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. Idling equipment will be turned off when not in use. Locate staging area, generators and stationary construction equipment as far from adjacent residences, as reasonably feasible. No impact pile driving activities are expected to occur on the project site during construction. If impact pile driving is required, a follow-up noise and vibration impact assessment shall be conducted and vibration monitoring program shall be performed, prior to start of any pile driving activity.

**Monitoring:** Mitigation will be monitored through the construction phases of the project.

b). The construction vibration assessment was conducted and was based on the methodology set-forth within the Caltrans Transportation and Construction Induced Vibration Guidance Manual (RK Engineering Group, Inc. 2020b). The vibration impacts from vibratory rollers and compactors, heavy truck loading and bulldozer activity were analyzed. All vibratory activity was analyzed as a continuous and/or frequent event. It is expected that vibration levels will be highest during paving phase. No impact pile driving is expected as part of this project. If impact pile driving is required, implementation of Mitigation Measure N-2 will be implemented. A less than significant impact would occur.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

**Source(s):**

Applied Earthworks, Inc.

2018 Paleontological Resource Impact Mitigation Program (PRIMP) for the Rose II Project in Romoland, Riverside County, California. Draft.

**Findings of Fact:**

a) The County of Riverside has developed its own guidelines for determining paleontological sensitivity of a project site and provides for measures to follow to mitigate adverse impacts to known or known fossil resources discovered during construction. The project site has been determined to have a High B (Hb) paleontological resource potential and fossils are likely at or below four feet in depth (Applied Earthworks, Inc, 2018). As a result, to reduce impacts to paleontological resources to a less than significant level, mitigation and monitoring procedures identified in **Mitigation Paleo-1** shall be implemented.

**Mitigation:** The following mitigation is required.

**Paleo-1:** The Draft Paleontological Resource Impact Mitigation Program (PRIMP) will submitted to the County of Riverside for review and acceptance. Upon acceptance, a Final PRIMP that identifies mitigation and monitoring procedures to be followed during earthwork that occurs at and/or greater than 4 feet below grade at the site.

**Monitoring:** Monitoring during earthwork at and/or greater than four feet below in compliance with the Final PRIMP by a qualified paleontologist will be 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):**

Riverside County

2015a General Plan, Appendix F-1: Population and Employment Forecasts

**Findings of Fact:**

a-b) The proposed project is construction of the site as residential development. As a result, the project would not cause displacement of existing people or housing requiring construction of replacement housing elsewhere. In addition, the project is development of housing and would not cause a demand for additional housing. No impact would occur.

c) The proposed residential development is forecast to increase the local population by approximately 422 persons. The most probable forecast for the population in the Harvest Valley/Winchester planning area given demographics and economic trends in 2015 for 2020 and 2035 is an increase from 16,177 in 2010 to 26,839 in 2020 and 46,950 in 2035. An increase of 422 persons from construction of this project would represent an increase in population of 1.5% in 2020 and 0.09 in 2035. This minor increase in population will not induce substantial unplanned population growth in the area. A less than significant impact would occur.

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

2019c General Plan, Safety Element, Figure S-11.

**Findings of Fact:**

The proposed development will meet all minimum standards for fire safety as defined in the Riverside County Building Fire Codes. In addition, standards and guidelines of the California Building Code and California Fire Code fire safety provisions will be incorporated as required in the building design and construction of residences within the planned development. Design of the residential development will ensure that structural and non-structural architectural elements of the dwellings will not impede emergency egress for fire safety staffing/personnel, equipment and apparatus. Evacuation from fire hazards would not be impeded. The project site has not been identified in a Fire Hazard Severity Zone. While there would be an increase in the need for existing fire services as a result of the project, the project would comply with existing County ordinances for payment with utilities and public services mitigation fees that reduce incremental impacts to these services. A less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Sheriff Services**

**Source(s):**

Riverside County

2019c General Plan, Safety Element.

**Findings of Fact:**

The City of Perris police department contracts with the Riverside County Sheriff to provide police services to the Romoland area and located approximately three miles to the northeast from the project site. The minor increase in population from construction of the residential development would cause an increase in need for police services. The project would comply with existing County ordinances for

payment with utilities and public services mitigation fees that reduce incremental impacts to these services. A less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**32. Schools**

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**Source(s):**

Romoland School District

2020 General information regarding Romoland School District.

<https://www.romoland.net/domain/19>, accessed 1/6/2020.

**Findings of Fact:**

The project area is part of the Romoland School District that serves over 4,000 students. The Romoland School District includes four elementary schools (kindergarten- 5<sup>th</sup> grade) and one middle school (6<sup>th</sup> to 8<sup>th</sup> grade). High school students (9 to 12 grade) matriculate to Heritage High School that is located within the Perris Union School District. A minor increase in population from construction of the development would cause an increase in students for the school district. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. A less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**33. Libraries**

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**Source(s):**

Riverside County Library System

2020 Romoland Branch Library. <http://www.rivlib.net/website/branch-page-829/location/Romoland>;

accessed 1/6/2020

**Findings of Fact:**

The closest library to the project area is the Romoland Library located at Heritage High School, 36001 Briggs Road, Sun City, California 92585 located about two miles to the southeast. A minor increase in population from construction of the development would result in a less than significant increase in the use of local libraries. A less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**34. Health Services**

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

**Findings of Fact:**

**Menifee Valley Medical Center**

2020 Menifee Global Medical Center. <http://menifeeglobalmedicalcenter.com/>. Accessed 1/6/2020

An increase in population resulting from the residential development of the site would cause an increase in the need for health services by residents. The closest medical facility to the project site is Menifee Valley Medical Center, 28400 McCall Boulevard, Menifee, California located about 2.5 miles south of the project area. A minor increase in population from construction of the development would result in a less than significant increase in the use of medical facilities in the region. A less than significant impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**RECREATION** Would the project:

**35. Parks and Recreation**

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

**Source(s):**

Riverside County

2006 Ordinance No. 659.7 (Establishing Development Impact Fees).

2014 Ordinance No. 460.152 (Regulating the Division of Land of the Riverside County).

**Findings of Fact:**

a) Incorporated as part of the site development are three new park areas (Figure 2). These features are included as part of the project and would not have an adverse effect on the environment. Development of the proposed parks as part of the project would not have an adverse physical effect on the environment due to project compliance with numerous County of Riverside regulations and ordinances plus mitigation measures identified in this environmental analysis. No impact would occur.

b) The minor increase in population from construction of the site as residential development has the potential for increasing uses of existing regional parks. The project is required to comply with development impact fees for regional parks. In addition, the development has its own park areas which would offset the demand for additional neighborhood parks. A less than significant impact would occur.

c) The project area is not located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan. No impact would occur.

**Mitigation:** No mitigation is required.

Monitoring: No monitoring is required.

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**36. Recreational Trails**

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

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**Source(s):**

Riverside County

2016a General Plan, Harvest Valley/Winchester Area Plan, Figure 9 "Trails and Bikeway System", December 6, 2016

2017 Circulation Element, Figure C-6, "Trails and Bikeway System".

**Findings of Fact:**

The proposed construction of a residential development would include construction of community trails along Mapes Road and Antelope Road. In addition, the project will be consistent with the Community Trail system along Mapes and Antelope as indicated in the General Plan Circulation Element and the Harvest Valley/Winchester Area Plan. These features are included as part of the project and would not have an adverse effect on the environment due to compliance of the proposed project with numerous regulations, ordinances, and mitigation measures as analyzed throughout this document. As part of the development of the project, trails would be included that would offset any impacts to trails found in the region. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION** Would the project:

<b>37. Transportation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b) Conflict or be inconsistent with CEQA guidelines section 15064.3, subdivision (b), in relation to potential Vehicle Miles Traveled impacts?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):**

RK Engineering Group, Inc.

2020b Rose II TTM 37358 Single Family Residential Vehicle Miles Traveled (VMT) Analysis, County of Riverside (Appendix A-2).

County of Riverside

2007 Ordinance 461 Road Improvement Standards & Specifications.

2020 Draft Riverside County Transportation Analysis Guidelines for Level of Service Miles Traveled, October 2020

Office of Planning and Research

2018 Technical Advisory on Evaluating Transportation Impacts in CEQA. December 2018.

**Findings of Fact:**

a-b) Senate Bill 32 requires California to reduce GHG emissions below 1990 levels by 2030 and Executive Order B-16-12 provides a target rate of 80 percent below 1990 emissions levels for the transportation sector by 2050. The transportation sector has three means of reducing GHG emissions: increasing vehicle efficiency, reducing fuel carbon content, and reducing the amount of vehicle miles (Office of Planning and Research 2018). The California Air Resources Board (CARB) has provided a path forward for achieving these emissions reductions from the transportation sector in its 2016 Mobile Source Strategy. CARB determined that it will not be possible to achieve the State's 2030 and post-2030 emissions goals without reducing Vehicle Miles Traveled (VMT) growth. It has been concluded that to achieve the State's long-term climate goals, California needs to reduce per capita VMT (Office of Planning and Research 2018). This can occur under CEQA through VMT mitigation. Effective July 1, 2020, an analysis roadway congestion typically measured in terms of Level of Service (LOS), automobile delay or roadway capacity is no longer accepted for a CEQA determination of project-related impacts to traffic. The County of Riverside is still in the process of formally adopting criteria for evaluating VMT impacts under CEQA; including the preferred analysis methodology and thresholds of significance. However, a draft copy of the County Draft Riverside County Transportation Analysis Guidelines for Level of Service Miles Traveled, October 2020 has been circulated and was used to analyze the proposed project for impacts to traffic (RK Engineering 2020b) (Appendix A-2). The County of Riverside screening criteria threshold for a VMT analysis is for projects whose GHG emissions are less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO2e). As presented in Section 20,



Greenhouse Gas Emissions, the total project GHG emissions calculated on an annual basis is 2,641 MTCO<sub>2</sub>e (RK Engineering 2018) (Appendix A-1). The project qualifies for VMT screening against the Riverside County criteria. Based on the analysis of project-related GHG emission, the proposed project's impact to VMT is considered to be less than significant.

c) The proposed project is the construction of a residential development. The proposed project would not include design features or incompatible features that would affect traffic safety. Transportation infrastructure associated with the proposed project would be constructed consistent with County Ordinance 461, Road Improvement Standards & Specifications. No impact would occur.

d) The proposed project is the construction of a residential development. There would be no effect or need for a new or altered maintenance of roads. The proposed project would connect to existing roads that are currently maintained and impacts to existing roadways from the increased use by residents may occur.

e) Project construction traffic would be highest during site preparation and grading. While the exact route for construction traffic is unknown, trucks would use local roads that are currently operating at an acceptable level of service. The temporary addition of trucks during site preparation and grading is not anticipated to cause an effect upon local traffic circulation. A less than significant impact would occur.

f) During construction, access to the project site would be limited by using fencing and access control points. Upon completion of construction, emergency access to the project site and surrounding areas would not be impacted. The project has been designed to allow emergency access to residences A less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**38. Bike Trails**

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

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**Source(s):**

Riverside County

2017 Circulation Element, Figure C-6, "Trails and Bikeway System".

**Findings of Fact:**

The proposed project is a residential development. No construction or expansion of a bike system or bike lane is included. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

<b>39. Tribal Cultural Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):**

Applied Earthworks, Inc.  
 2019 Phase I Cultural Resource Assessment for the Rose II Project in Romoland, Riverside County, California (Appendix C).

County of Riverside  
 2020 email response from Ms. Deborah Bradford, Planner. June 3, 2020

**Findings of Fact:**

a) No tribal resources that are listed or eligible for listing in the California Registered of Historic Resources, or in a local register of historic resources as defined in Public Resources Code section 5020.1 (k) were observed during the file review and field reconnaissance completed as part of the Phase I Cultural Resources Assessment at the project site. No impact would occur.

b) During the Phase I Cultural Resources Assessment completed for the proposed project, a search by the Native American Heritage Commission (NAHC) Sacred Lands Files was completed. No identified sacred places of religious or sacred activity were located within the project area. A list of Native American individuals and organizations were identified and contacted asking these individuals or organizations for their input related to the proposed project.

Upon review of the Native American contact list and by removing redundancies, 10 individuals and/or organizations traditionally and culturally affiliated with the geographic area where the Project is located were identified. A letter requesting consultation was sent to each via electronic mail on September 28, 2018 describing the Project and asking these individuals and organizations for their input. A copy of the letters, the list of contacts, and received responses are included in as part of the Phase I Cultural Resources Assessment (Appendix C). A second attempt at correspondence was made on October 12, 2018.

Individuals/organizations contacted include:

- Patricia Garcia-Plotkin, Director of the Tribal Historic Preservation Office for the Agua Caliente Band of Cahuilla Indians (ACBCI)
- Amanda Vance, Chairperson of the Augustine Band of Cahuilla Indians
- Doug Welmas, Chairperson of the Cabazon Band of Mission Indians
- Daniel Salgado, Chairperson of the Cahuilla Band of Indians
- Shane Chapparosa, Chairman of the Los Coyotes Band of Cahuilla and Cupeño Indians
- Alicia Benally, Cultural Resource Specialist for the Morongo Band of Mission Indians
- Joseph Hamilton, Chairman of the Ramona Band of Cahuilla
- Steven Estrade, Chairman of the Santa Rosa Band of Cahuilla Indians
- Joseph Ontiveros, Cultural Resource Department for the Soboba Band of Luiseño Indians
- Michael Mirelez, Cultural Resource Coordinator for the Torres-Martinez Desert Cahuilla Indians

As of October 24, 2018, five responses had been received. The Cahuilla Band of Indians noted that the Project is outside the limits of the reservation but within the Cahuilla traditional land use area. The Tribe requested to be kept informed on any updates or changes to the Project throughout the process. The Cabazon Band of Mission Indians noted that the Project is outside the reservation boundaries and their records do not indicate any sensitivity for the Project area. The Morongo Band of Mission Indians noted that the Project is within their aboriginal territory and would like a thorough records search, the presence of a Tribal monitor during the survey, and they formally request a copy of the final report. The Santa Rosa Band of Cahuilla Indians and the Agua Caliente Band of Cahuilla Indians will defer further consultation to the Soboba Band of Luiseño Indians for the Project.

In compliance with Assembly Bill 52 (AB52), notices regarding project number TTM37358, CZ1800012 were mailed to all requesting Native American tribes on 05/30/2018. Consultation was requested by Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians and Morongo Band of Mission Indians. Requested exhibits were sent to the Morongo Band of Mission Indians on 6/28/18. On 10/30/18, the County of Riverside received an email from the Morongo Band of Mission Indians concluding AB52. Consultation with Pechanga Band of Luiseño Indians was initiated on 5/31/18. A copy of the cultural phase I report was sent to the Pechanga Band of Luiseño Indians on 11/8/18. A meeting with the Soboba Band of Luiseño Indians took place on 7/30/18. The Soboba Band of Luiseño Indians asked for a copy of the cultural phase I report. A copy of the cultural phase I report was sent on 11/8/2018. On 11/7/2019, email was sent to Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians and Morongo Band of Mission Indians concluding AB52.

To reduce impacts to a less than significant level as relate to California Native Americans, **Mitigations TCR-1 through TCR-3** shall be implemented as part of the Conditions of Approval for the proposed project.

Mitigation: The following mitigation is required.

**TCR-1: Project Archaeologist:** Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a **Cultural Resource Monitoring Program (CRMP)**. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and 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.

**TCR-2: 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 measure.

**TCR-3: Human Remains:** 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. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 50.97.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Evidence of compliance with this condition, if human remains are found, shall be provided to the County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment of the finding.

Monitoring: Native American monitoring during earthwork greater than 4 feet below grade may be requested as part of the AB52 process.

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

**Source(s):**

County of Riverside Department of Environmental Health  
 2017 Tentative Map Preliminary Clearance (SAN053), Domestic Water and Sewage Disposal for TTM 37358 by Eastern Municipal Water District (Appendix F).

**Findings of Fact:**

a-b) The residential development would require construction of infrastructure for potable water and sewer system. The local water and wastewater purveyor is Eastern Municipal Water District which has agreed to furnish domestic water to all lots within the project (Appendix F). Existing infrastructure is capable of managing local stormwater drainage and construction of additional stormwater management systems will not be required. A less than significant impact would occur.

**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):**

County of Riverside Department of Environmental Health  
2017 Tentative Map Preliminary Clearance (SAN053), Domestic Water and Sewage Disposal for TTM 37358 by Eastern Municipal Water District (Appendix F).

**Findings of Fact:**

a-b) The residential development would be constructed to allow connection to the local sanitary sewer system. Wastewater generated by the residences would be managed by Eastern Municipal Water District who have agreed to provide this service to the project (Appendix F). A less than significant 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  
1999 Ordinance No. 657.7 (Collection, Transfer and Removal of Solid Waste).

**Findings of Fact:**

a-b) Construction of the project and occupation of the residences would result in generation of solid waste. The project would be required to submit a waste recycling plan and a waste reporting form to the Riverside County Building and Safety Department to demonstrate compliance with the California Green Building Standards Code. Once developed, residence owners would be required to comply with county recycling goals. A less than significant impact would occur.

**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):**

Riverside County

2016b General Plan, Ordinance No. 348, Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside.

**Findings of Fact:**

a-f) The project will require infrastructure to support electricity, natural gas, communication systems, and street lighting. Existing utility facilities are within roadway right of way and would require connections to serve the site. Connection of these facilities to the site are part of the project. The project would comply with existing County ordinances for payment of utilities and public services mitigation fees that reduce incremental impacts to these services. A less than significant impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**44. Wildfire Impacts**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):**

Riverside County

2016a General Plan, Harvest Valley/Winchester Area Plan, Figure 12 "Wildfire Susceptibility", December 6, 2016.

**Findings of Fact:**

The project site is not identified as being in a Fire Hazard Severity Zone according to the Harvest Valley/Winchester Area Plan (2016a). As a result, the proposed project would not impair an adopted emergency response plan or emergency evacuation plan. The site is level and no slopes are present that could exacerbate wildfire risks. Proposed infrastructure associated with the project would not exacerbate fire risks. Flooding risks have been mitigated by the project design. The project location would not expose people or structures directly or indirectly to significant risk from wildfire. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>	<b>Does the Project:</b>			
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, Tetra Tech, Inc.

2019 Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis, Tentative Tract Map No. 37358, Pacific Rose II (Appendix B).

Applied Earthworks, Inc.

2019 Phase I Cultural Resource Assessment for the Rose II Project in Romoland, Riverside County, California (Appendix C).

**Findings of Fact:** 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. Mitigations for impacts to these resources would reduce impact to a less than significant level.

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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)?

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

**Findings of Fact:**

The proposed project is a residential development project that has the potential for cumulative impacts to the environment. A comparably sized residential development project is a proposed at 27815 Via Santa Catarina in Menifee. Review of Google earth images of the site show rough grading appears to have been undertaken but no homes are built. This project is located two miles to the south of the proposed project. Both projects have the potential to cause cumulative impacts to the environment. To address potential impacts from the proposed project, the CEQA lead agency will require conditions as part of project approval that will reduce impacts. Mitigations have been identified that will further reduce cumulative impacts. With incorporation of mitigations provided in this environmental analysis, cumulative impacts would be less than significant. The project does not have impacts which are individually limited, but cumulatively considerable. A less than significant impact would occur.

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

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

**Findings of Fact:** Implementation of the proposed project would have the potential to result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Incorporation of mitigations provided in this environmental analysis would reduce direct and/or indirect adverse effects on humans to a less than significant effect.

**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). No earlier analyses for the project site or area are available to use.

Earlier Analyses Used, if any: None





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

Juan C. Perez  
Agency Director



12/15/20, 1:23 pm

TTM37358

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TTM37358. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TTM37358) 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 Tract Map No. 37358 (TTM37358) is a proposal to subdivide 45.6 gross acres into 154 single family residential lots ranging in size from 7,200 square-feet to 12,745 square-feet, seven (7) letter lots dedicated to retention basins and open space amenities which consists of three parks, and one paseo, and three (3) remainder parcels located along the western and southern boundary of the Project site. The project is proposed to be developed in four phases.

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

Compliance with applicable Design Guidelines:  
1. County Wide Design Guidelines and Standards

**Advisory Notification. 4            AND - EIR Mitigation Measures**

Mitigation Measures from the project's IS/MND have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project's MND.

**Advisory Notification. 5            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED TENTATIVE TRACT MAP NO. 37358 and EXHIBIT(S)

Exhibit A , Tentative Tract Map No. 37358, (Sheet 1 through Sheet 3) Dated June, 2019.  
Exhibit P , Tentative Tract Map No. 37358, Phasing Exhibit dated October 14, 2019

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

**Advisory Notification. 6                    AND - Federal, State & Local Regulation Compliance (cont.)**

**Advisory Notification. 6                    AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 625 (Right to Farm)
  - 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. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### ADVISORY NOTIFICATION DOCUMENT

#### Advisory Notification

**Advisory Notification. 7            AND - Hold Harmless (cont.)**

**Advisory Notification. 7            AND - Hold Harmless**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Tentative Tract Map No. 37358 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Tentative Tract Map No. 37358, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

#### E Health



## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 1 FLOOD HAZARD REPORT (cont.)

approximately 85 cfs impacts the eastern portion of the tract. These offsite flows will be captured and conveyed north by a shallow swale located within a lettered lot (Lot "B") and outside of the Antelope Road public right-of-way to an inlet structure of the onsite storm drain system. The storm drain connecting the offsite inlet to the onsite storm drain system is located within a 20-foot storm drain easement shown within lot No. 33. Offsite flows impacting the southern portion of the site will continue westerly within the Mapes Road public right-of-way to Sherman Road, as they do in the existing condition. Additional flood protection to the structures will be provided by elevating the entrances to the development and perimeter block walls along Antelope Road and Mapes Road. Onsite flows east of Dawson Road and approximately 85 cfs of offsite flows will be captured and conveyed through the onsite storm drain system to a 100-year detention basin located at the northwest corner of the site. The detention basin will discharge flows to an existing 36-inch RCP (Coral Street Voluntary Storm Drain Lateral "B", County of Riverside I.P. No. 030059, TR 25901). An offsite storm drain easement (at the northwest corner of Lot "A") will be required for the storm drain discharging outflow from the detention basin. Flows will be routed down to the existing capacity of this storm drain and an emergency escape provided in the event that the inlet becomes blocked.

Onsite flows west of Dawson Road are conveyed west along "A" street and are collected via two catch basins within Ball Road which discharge into a proposed detention basin east of Ball Road. This detention basin will be sized for water quality treatment and increased runoff mitigation (2-, 5-, 10-year storm events) and outlet to an existing concrete ribbon gutter located within a drainage easement as part of TR 25901. The District finds the drainage proposal acceptable in concept. The cul-de-sac for Dawson Road is in a sump condition. A 20-foot drainage easement is shown for the storm drain connecting the catch basin at the end of Dawson Road to WQMP Basin No. 4. An emergency escape for the Dawson Road catch basin shall be provided along this easement in final engineering.

A portion of this project is located within the bounds of the Homeland/Romoland Line B Sub-Watershed Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of grading permits or issuance of building permits if grading permits are not issued.

Any questions pertaining to this project can be directed to Michael Venable at 951.955.1248 or [mlvenabl@rivco.org](mailto:mlvenabl@rivco.org).

#### Flood. 2 INCREASED RUNOFF MITIGATION CRITERIA

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 2

#### INCREASED RUNOFF MITIGATION CRITERIA (cont.)

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible, the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

### Planning



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 3                      Unanticipated Resources (cont.)

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                      GEO190017 ACCEPTED

County Geologic Report GEO No. 190017, submitted for the project (TTM37358), was prepared by Alta California Geotechnical, Inc. The report is titled; "Updated Geotechnical Report, Pacific Rose II, Tentative Tract Map No. 37358, Romoland area of the County of Riverside, California," dated March 22, 2019. GEO190017 concluded:

1. Active faults are not known to exist within the project and a review of Special Publication 42 indicates the site is not within a California State designated Alquist-Priolo earthquake fault zone.
2. The potential for fault surface rupture on the subject site is very low.
3. Based on the groundwater levels and the density of the underlying alluvium, the potential for liquefaction to occur onsite is minimal to nil.
4. Based on the density of the underlying alluvium, dry sand settlement is not anticipated to be a significant constraint.
5. The differential settlement due to seismic and/or static settlement is estimated at ¾-inch over a distance of 40 feet.
6. The risk of hydrocollapse within the onsite soils is considered slight, and not required to be mitigated.
7. Upon implementation of the remedial grading recommendations presented herein, the effects of subsidence and fissuring on the development will be considered negligible.
8. Due to the lack of slopes within or nearby the property, the hazards from rock fall, landslides, debris hazards, and seismically induced landsliding is not anticipated to pose a danger to the site.
9. Due to the proximity of the Perris Dam, seiche hazards are a possibility.
10. It is anticipated that the majority of materials onsite are "very low" to "low" in expansion potential.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO190017 ACCEPTED (cont.)

GEO190017 recommended:

1. Vegetation, construction debris, and other deleterious materials are unsuitable as structural fill and should be disposed of off-site prior to commencing grading/construction.
2. It is recommended to completely remove the undocumented artificial fills and the highly weathered portions of the underlying alluvium across the site and as close to the property boundaries as possible.
3. It is anticipated that the upper three (3) to five (5) feet of existing soils on the proposed building pads soils will require removal and recompaction, extending a minimum horizontal distance of five (5) feet outside the building envelope.
4. Removal bottoms should be tested to determine that the exposed soils have a minimum relative compaction of 85% of the laboratory maximum density (per ASTM test method D-1557).
5. Removal bottoms should be observed by the Project Geotechnical Consultant to make a final determination that suitable (non-weathered, limited porosity) soils have been exposed.

GEO No. 190017 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190017 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.

### Transportation

#### Transportation. 1

#### Gen - TRANSPORTATION

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
6. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      Gen - TRANSPORTATION (cont.)

- 7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- 8. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
- 9. Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
- 10. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
- 11. 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                      Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

#### Transportation. 3                      RCTD-MAP

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 3

#### RCTD-MAP (cont.)

following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-215 Southbound On/Off Ramps (NS) at:  
Bonnie Drive (EW)

I-215 Northbound On/Off Ramps (NS) at:  
Highway 74 (EW)

Trumble Road (NS) at:  
Mapes Road (EW)  
Highway 74 (EW)

Sherman Road (NS) at:  
Mapes Road (EW)

Ball Road (NS) at:  
Mapes Road (EW)

Dawson Road (NS) at:  
Mapes Road (EW)

Project Access (NS) at:  
Mapes Road (EW)

Antelope Road (NS) at:  
Project Access (EW)  
Mapes Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

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50. Prior To Map Recordation

E Health

050 - E Health. 1                      EMWD WATER & SEWER SERVICE                      Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

050 - E Health. 2                      SOLID WASTE SERVICE                      Not Satisfied

Provide documentation from an approved waste hauler in regards to solid waste service for the project, PRIOR TO MAP RECORDATION.

Flood

050 - Flood. 1                      6 ITEMS TO ACCEPT FACILITY(IES)                      Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

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50. Prior To Map Recordation

Flood

050 - Flood. 1                      6 ITEMS TO ACCEPT FACILITY(IES) (cont.)                      Not Satisfied

050 - Flood. 2                      ADP FEE NOTICE                      Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and Final Map. The exact wording of the note shall be as follows:

**NOTICE OF DRAINAGE FEES**

"Notice is hereby given that this property is located in the HOMELAND/ROMOLAND LINE B SUB-WATERSHED Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 3                      INCREASED RUNOFF MITIGATION                      Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature shall be submitted for review and approval prior to issuance of any permits for this project.

050 - Flood. 4                      Off-site Easement or Redesign                      Not Satisfied

Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the Final Map or issuance of any grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

050 - Flood. 5                      ONSITE EASEMENT ON FINAL MAP                      Not Satisfied

Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the Final Map. A note shall be added to the Final Map stating: "Drainage easements shall be kept free of all buildings and obstructions."

050 - Flood. 6                      PHASING                      Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to recordation of the Final Map.

050 - Flood. 7                      SUBMIT ECS & FINAL MAP                      Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed

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Flood

050 - Flood. 7                      SUBMIT ECS & FINAL MAP (cont.)                      Not Satisfied  
Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 8                      SUBMIT PLANS                      Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

050 - Planning. 1                      CC&R RES POA COM. AREA                      Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case numbers (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', which consists of three parks, one paseo, and three remainder parcels (Unless maintained by a different entity) more particularly described on TRACT MAP NO 37358, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed

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Planning

050 - Planning. 1 CC&R RES POA COM. AREA (cont.) Not Satisfied

amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 2 Planning - CCOC - Remainder Parcels Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART" , as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

Road right-of-way dedication and improvements may be placed on the COCC as approved by the Director of Transportation.

050 - Planning. 3 Planning - Map - ECS Note Mt. Palomar Light Not Satisfied

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

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

050 - Planning. 4 Planning - Map - ECS Shall Be Prepared Not Satisfied

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

050 - Planning. 5 Planning - Map - Fee Balance Not Satisfied

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

050 - Planning. 6 Planning - Required Applications Not Satisfied

No FINAL MAP shall record until Change of Zone No.1800012 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and zoning ultimately applied to the property.

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Planning

050 - Planning. 6                      Planning - Required Applications (cont.)                      Not Satisfied

Survey

050 - Survey. 1                      FINAL MAP REQUIREMENTS                      Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. Lot access shall be restricted on Mapes Road and Antelope Road, and so noted on the final map.
3. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

Transportation

050 - Transportation. 1                      ADDITIONAL LANDSCAPE REQUIRED                      Not Satisfied

Landscaping shall be improved for the following road right-of-way areas or easements adjacent to the public right-of-way areas Deferred from TR25901): Mapes Road (between Dawson and Ball Road) and Ball Road (between TR25901 tract boundary and Mapes Road).

The project proponent shall comply in accordance with landscaping and trail requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping and Trail plans shall be submitted on standard County plan sheet format (24"X 36"). Landscaping and trail plans shall be submitted with the street improvement plans. Irrigation cross-overs in the road shall be shown on road improvement plans. Only side yard/reverse frontages areas shall need to be improved. Private Parcels with Driveway access will not be required to be landscaped. Easements from private property owners may need to be obtained for irrigation mainline and irrigation controller wires.

Landscape Maintenance shall be through a County approved Landscape Maintenance District.

050 - Transportation. 2                      ANNEX ALL MAINT DISTRICTS                      Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 3                      ANNEX CATCH BASIN INSERTS                      Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4                      ANNEX LANDSP MAINT                      Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable



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Transportation

050 - Transportation. 4      ANNEX LANDSP MAINT (cont.)      Not Satisfied  
maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5      ANNEX SIGNAL MAINT      Not Satisfied  
Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6      ANNEX ST SWEEPING MAINT      Not Satisfied  
Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7      ANNEX STREETLIGHT MAINT      Not Satisfied  
Prior to map recordation, the Project shall complete streetlight and bridge-light annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 8      ANNEX WQMP MAINT      Not Satisfied  
Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 9      APPROVED MAINT EXHIBIT (ME)      Not Satisfied  
The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note:

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Transportation

050 - Transportation. 9      APPROVED MAINT EXHIBIT (ME) (cont.)      Not Satisfied

Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOA's for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 10      DEDICANTS      Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

"I" and "H" Street (Entry) along the project boundary are designated as ENTRY ROADS and shall be improved with 50' full-width AC Pavement, 6" concrete curb and gutter, 10' raised curbed landscape median, and concrete sidewalks within the 80' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (Modified to increase AC improvements from 44' to 50' and increase right-of-way from 74' to 80').

NOTE:

1. A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.
2. The nose of the raised curbed median shall be 35', minimum, radial from the adjacent flowline.
3. A 10' wide median shall be constructed at the center.

All other interior streets are designated as a LOCAL ROAD and shall be improved with 36 feet full-width of AC pavements, 6" concrete curb and gutter, and concrete sidewalks within a 56 feet full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461.

Note:

1. A 5' sidewalk shall be improved at the property line within the 10' parkway.

050 - Transportation. 11      EXISTING MAINTAINED      Not Satisfied

Antelope Road along project boundary is a paved County maintained road designated as a MAJOR HIGHWAY and shall be improved with 38'- 55' half-width AC pavements, 8" curb & gutter, concrete sidewalk, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 64'-76' half-width dedicated right-of-way in accordance with County modify Standard No. 93, page (1of 2), Page (2 of 2), and Standard No. 405, Ordinance 461.

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Transportation

050 - Transportation. 11      EXISTING MAINTAINED (cont.)      Not Satisfied

a) A 5' meandering sidewalk (project side) shall be constructed within the 26' parkway per Standard No. 404, Ordinance 461.

b) A 10'd.g. split fence multipurpose trail (project side) shall be constructed as approved by the Director of Transportation and County Planning Department within the 26' parkway per Standard No. 405, Ordinance 461.

Mapes Road along project boundary is a paved County maintained road designated as a MAJOR HIGHWAY and shall be improved with 38'- 43' half-width AC pavements, 8" concrete curb & gutter, concrete sidewalks, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 59'- 64' half-width dedicated right-of-way in accordance with County Standard No. 93, page (1of 2) and Page (2 of 2), Ordinance 461.

NOTE:

a) A 5' meandering sidewalk (project side) shall be constructed within the 21' parkway per Standard No. 404, Ordinance 461.

b) A transition AC pavement tapering and/or AC dike shall be improved to join existing/proposed curb as directed by the Director of Transportation.

050 - Transportation. 12      IMPROVEMENT PLAN      Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department.

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. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctima.org/trans>.

050 - Transportation. 13      Landscape Common Area CCRs      Not Satisfied

The developer/ permit holder shall:

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

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Transportation

050 - Transportation. 13      Landscape Common Area CCRs (cont.)      Not Satisfied

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 14      LANDSCAPING PLAN      Not Satisfied

The project proponent shall comply in accordance with landscaping and trail requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Antelope Road, Mapes Road (project boundary), Dawson Road, and Entry Street "I" and "H", and Trail shall be improved along Antelope Road.

Landscaping and Trail plans shall be submitted on standard County plan sheet format (24"X 36"). Landscaping and trail plans shall be submitted with the street improvement plans.

050 - Transportation. 15      LIGHTING PLAN      Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 16      MAINT DISTRICTS-SUBMIT APPLICATION      Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 17      RCTD-WQ — FINAL WQMP REQUIRED      Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

050 - Transportation. 18      RCTD-WQ – WQMP ACCESS AND MAINT      Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Plan: TTM37358

Parcel: 327180005

50. Prior To Map Recordation

Transportation

050 - Transportation. 18 RCTD-WQ – WQMP ACCESS AND MAINT (cont.) Not Satisfied

050 - Transportation. 19 RETAINING WALL FOOTING Not Satisfied

All retaining walls and its footings shall be outside the ultimate road right-of-way.

050 - Transportation. 20 UTILITY PLAN Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

NOTE:

a) The Street Improvement Plans are approved.

b) Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION Not Satisfied

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

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

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

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

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

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

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

Flood

Plan: TTM37358

Parcel: 327180005

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1

6 ITEMS TO ACCEPT FACILITY(IES)

Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2

ADP FEE

Not Satisfied

TR37358 is located within the boundaries of the HOMELAND/ROMOLAND LINE B SUB-WATERSHED Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Plan: TTM37358

Parcel: 327180005

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 3                      INCREASED RUNOFF MITIGATION                      Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature shall be submitted for review and approval prior to issuance of any permits for this project.

060 - Flood. 4                      PHASING                      Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to recordation of the Final Map.

060 - Flood. 5                      SUBMIT PLANS                      Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

060 - Planning. 1                      Planning - Map - Fee Balance                      Not Satisfied

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

060 - Planning. 2                      Planning - Map - Required Applications                      Not Satisfied

No grading permits shall be issued until Change of Zone No. 1800012 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 3                      Planning - Map - SKR Fee                      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 45.6 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. 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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3                      Planning - Map - SKR Fee (cont.)                      Not Satisfied

Planning-EPD

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

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

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

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 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 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.

Planning-PAL



Plan: TTM37358

Parcel: 327180005

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1            HIGH (Hb) PALEO POTENTIAL - PRIMP REQUIRED            Not Satisfied

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

**PRIOR TO ISSUANCE OF GRADING PERMITS:**

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. Description of the proposed site and planned grading operations.
  2. Description of the level of monitoring required for all earth-moving activities in the project area.
  3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  8. Procedures and protocol for collecting and processing of samples and specimens.
  9. Fossil identification and curation procedures to be employed.
  10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
  11. All pertinent exhibits, maps and references.
  12. Procedures for reporting of findings.
  13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 HIGH (Hb) PALEO POTENTIAL - PRIMP REQUIRED (cont.) Not Satisfied  
Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning-PAL. 2 PRIMP REQUIRED Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. Description of the proposed site and planned grading operations.
  2. Description of the level of monitoring required for all earth-moving activities in the project area.
  3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  8. Procedures and protocol for collecting and processing of samples and specimens.
  9. Fossil identification and curation procedures to be employed.
  10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
  11. All pertinent exhibits, maps and references.
  12. Procedures for reporting of findings.
  13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
  14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project



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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      0080-BS GRADE-MAP - ROUGH GRADE APPROVAL (cont.    Not Satisfied  
certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Flood

080 - Flood. 1

6 ITEMS TO ACCEPT FACILITY(IES)

Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      6 ITEMS TO ACCEPT FACILITY(IES) (cont.)                      Not Satisfied  
Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 2                      ADP FEE                      Not Satisfied

TR37358 is located within the boundaries of the HOMELAND/ROMOLAND LINE B SUB-WATERSHED Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

080 - Flood. 3                      SUBMIT PLANS                      Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

080 - Planning. 1                      080 - Planning - Utilities Underground                      Not Satisfied

All utility extensions within a lot shall be placed underground except electrical lines rated at 33kV or greater which may be installed above ground.

080 - Planning. 2                      Map - Renewable Energy R2-CE1                      Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

Transportation

080 - Transportation. 1                      ANNEX ALL MAINT DISTRICTS                      Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2                      Landscape Inspection Deposit Required                      Not Satisfied

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Parcel: 327180005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2           Landscape Inspection Deposit Required (cont.)           Not Satisfied

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 3           Landscape Plot Plan/Permit Required           Not Satisfied

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at [RCTLMA.org](http://RCTLMA.org).

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3      Landscape Plot Plan/Permit Required (cont.)      Not Satisfied

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 4      Landscape Project Specific Requirements      Not Satisfied

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 589.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document.
- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Plan: TTM37358

Parcel: 327180005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4      Landscape Project Specific Requirements (cont.)      Not Satisfied

080 - Transportation. 5      RCTD-WQ - IMPLEMENT WQMP      Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

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

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

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Flood

090 - Flood. 1      FACILITY COMPLETION - MAP      Not Satisfied

The District will not to release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Planning



Plan: TTM37358

Parcel: 327180005

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      Map - Block Wall Antigrffiti                      Not Satisfied

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

Transportation

090 - Transportation. 1                      80% COMPLETION                      Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.
- f) Written confirmation of acceptance from sewer purveyor is required.
- g) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 2                      FEE PAYMENT                      Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay Transportation Uniform Mitigation Fees (TUMF) and (DIF) fees in accordance with the fee schedule in effect at the time of payment.

090 - Transportation. 3                      Landscape Inspection and Drought Compliance                      Not Satisfied

The developer/ permit holder shall:

Plan: TTM37358

Parcel: 327180005

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3      Landscape Inspection and Drought Compliance (cont.)      Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 4      Landscape Signage Required on Model Home Complexes      Not Satisfied

The developer/ permit holder shall:  
Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Transportation. 5      RCTD-WQ - WQMP COMPLETION      Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of 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. 6      UTILITY INSTALL      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

In addition, the Project shall ensure that streetlights are installed, energized, and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

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

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

12/15/20  
13:24

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 24

Plan: TTM37358

Parcel: 327180005

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts (cont.)

Not Satisfied



# 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: May 30, 2018

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
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

Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Waste Resources Management Dept.  
Riv. Co. Airport Land Use Commission  
Board of Supervisors - Supervisor: 5th District-  
Ashley  
Planning Commissioner: 5th District- Kroencke  
Eastern Municipal Water District (EMWD)

Southern California Edison Co. (SCE)  
Southern California Gas Co.  
California Council For The Blind

**CHANGE OF ZONE NO. 1800012 and TENTATIVE TRACT MAP NO. 37358** – Applicant: Allard Engineering – Owner: Pacific Communities Builder, Inc. – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) – Location: North of Mapes Road, east of Antelope Road, west of Dawson Road, and southerly of Mahogany Lane – Zoning: Rural-Residential (R-R) – 45.6 gross acres - **REQUEST:** The **Change of Zone** proposes to change the zoning classification of the project site from Rural-Residential (R-R) to One-Family Dwelling (R-1). The **Tentative Tract Map** proposes a Schedule "A" Subdivision of 45.6 acres into 154 residential lots and 3 open space lots. **BBID: 625-257-832**

**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 (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on June 7, 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 David Alvarez, Project Planner at (951) 955-5719, or e-mail at [daalvarez@rivco.org](mailto:daalvarez@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.*



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 19, 2019

Mr. David Alvarez, Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
(VIA HAND DELIVERY)

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Russell Betts  
Desert Hot Springs

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

**Director**  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1376MA19  
Related File Nos.: CZ1800012 (Change of Zone), TTM37358 (Tentative Tract Map)  
APNs: 327-180-005; 327-180-006; 327-180-013; 327-462-028; 327-463-010  
Compatibility Zones: C2 and D

Dear Mr. Alvarez:

On September 12, 2019, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. CZ1800012 (Change of Zone), a proposal to change the zoning of 45.6 gross acres located northerly of Mapes Road, westerly of Antelope Road, and easterly of Sherman Road from Rural Residential (R-R) and One-Family Dwelling (R-1) to One-Family Dwelling (R-1), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

On September 12, 2019, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. TTM37358 (Tentative Tract Map No. 37358), a proposal to divide the above-referenced 45.6 gross acres into 154 single family residential lots, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

**CONDITIONS:**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Harvest Valley/Winchester Area Plan:
  - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
  4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:  
  
Day care centers; churches, temples, or other uses primarily for religious worship.
  5. The attached notice shall be given to all prospective purchasers of the proposed lots and tenants of any dwellings thereon, and shall be recorded as a deed notice prior to or in conjunction with recordation of the final map. In the event that the Office of Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included on the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.
  6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
  8. Noise attenuation measures shall be incorporated into the design of the single family residences, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 40 CNEL.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

---

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Ronald Freeman, Pacific Communities Builder, Inc. (applicant)  
Christine Chung, Melrose Homes LLC (fee-payer)  
CT. Capital, LLC/Cal-Equity, LP (property owners)  
Gary Gosliga, March Inland Port Airport Authority  
Base Civil Engineer, March Air Reserve Base  
ALUC Case File

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.1

**HEARING DATE:** September 12, 2019

**CASE NUMBER:** ZAP1376MA19 – Pacific Communities Builder, Inc.  
(Representative: Ronald Freeman)

**APPROVING JURISDICTION:** County of Riverside

**JURISDICTION CASE NO:** CZ1800012 (Change of Zone), TTM37358 (Tentative Tract Map)

**MAJOR ISSUES:** The project is located partially within the 60-65 CNEL contour range from aircraft noise as identified in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The project's proposed single family residences would be affected by aircraft generated noise. However, pursuant to Policy 2.3 (a) and (b), 65 dB CNEL exterior noise levels are considered normally acceptable for new residential land uses provided that interior noise levels are attenuated to a maximum of 40 dB CNEL. Therefore, recommended conditions require that noise attenuation measures be incorporated into the design of the single family residences to such extent as may be required to ensure that interior noise levels from aircraft operations are at or below 40 CNEL.

**RECOMMENDATION:** Staff recommends that the Commission find the proposed Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Tentative Tract Map CONSISTENT, subject to the conditions included herein.

**PROJECT DESCRIPTION:** The applicant proposes to divide 45.6 gross acres into 154 single family residential lots, and change the zoning of the site from Rural Residential (R-R) and One-Family Dwelling (R-1) to One-Family Dwelling (R-1).

**PROJECT LOCATION:** The site is located northerly of Mapes Road, westerly of Antelope Road, and easterly of Sherman Road, approximately 42,600 feet southeasterly of Runway 14-32 at March Air Reserve Base, and approximately 11,100 feet easterly of Runway 15-33 at Perris Valley Airport.

**LAND USE PLAN:** 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan

a. Airport Influence Area: March Air Reserve Base

- b. Land Use Policy: Zones C2 and D
- c. Noise Levels: Partially within the 60-65 CNEL contour from aircraft

**BACKGROUND:**

Residential Density: Pursuant to the 2014 March ALUCP, the project site is located within Compatibility Zones C2 and D. Zone C2 restricts residential density to a maximum of 6.0 dwelling units per acre, and Zone D does not restrict residential density at all. Approximately 38.62 acres of the site are located within Zone C2, and 7.65 acres are located within Zone D.

The proposed project of 154 single family residential lots on 45.6 gross acres would result in a density of 3.3 dwelling units per acre, which is consistent with the residential density criteria referenced above. If we calculate the project's density based on each compatibility zone, Zone C2 (137 lots on 38.62 acres) would have a density of 3.5 dwelling units per acre, and Zone D (17 lots on 7.65 acres) would have a density of 2.2 dwelling units per acre, both of which are consistent with the above density criteria.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones C2 and D.

Noise: The March ALUCP depicts the site as being partially within the 60-65 CNEL contour range from aircraft noise. (The plan also identifies that 65 dB CNEL is considered normally acceptable for new residential land uses). The single family residences would be affected by aircraft generated noise. However, standard construction is normally considered to provide for a 15 dB reduction from exterior noise levels. A condition is recommended to incorporate noise attenuation measures into the design of the single family residences to such extent as may be required to ensure that interior noise levels from aircraft operations are at or below 40 CNEL.

Based on the 2018 Air Installation Compatible Use Zones Study (AICUZ), the site is located outside the 60 CNEL contour. (The March ALUCP has not yet been officially amended to reflect the 2018 AICUZ, so the noise contours included in the 2014 March ALUCP, which were based in part on the 2005 AICUZ, remain applicable.)

Part 77: Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The southerly terminus of this runway is located approximately 11,100 feet from the project site and has an elevation of 1,413 feet above mean sea level (AMSL). Therefore, Federal Aviation Administration (FAA) review would be required for any structures with a top of roof elevation exceeding 1,524 feet AMSL. The project's site elevation is 1,453 feet AMSL and proposes a maximum building height of 26 feet, for a top point elevation of 1,479 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service (FAA OES) is not required.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically.

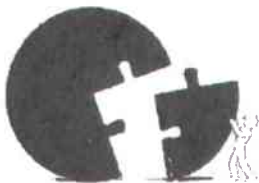
Change of Zone: The proposed Change of Zone (from R-R and R-1 to R-1) increases the potential density of the site. However, the proposed project's overall density within the R-1 zone is consistent with the maximum density criteria within Compatibility Zone C2.

**CONDITIONS:**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Harvest Valley/Winchester Area Plan:
  - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Day care centers; churches, temples, or other uses primarily for religious worship.

5. The attached notice shall be given to all prospective purchasers of the proposed lots and tenants of any dwellings thereon, and shall be recorded as a deed notice prior to or in conjunction with recordation of the final map. In the event that the Office of Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included on the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.
6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the single family residences, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 40 CNEL.



Steve Weiss, AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Pacific Communities Builder, Inc

Contact Person: Daniel Kim E-Mail: daniel@pcbinc.com

Mailing Address: 1000 Dove Street, Suite 300

Newport Beach CA 92660  
City State ZIP

Daytime Phone No: (949) 660-8988 Fax No: ( )

Engineer/Representative Name: Allard Engineering

Contact Person: Reynold Allard, P.E. E-Mail: reynoldallard@allardeng.com

Mailing Address: 16866 Seville Avenue

Fontana CA 92335  
City State ZIP

Daytime Phone No: (909) 356-1815 Fax No: (909) 356-1795

Property Owner Name: Pacific Communities Builder, Inc

Contact Person: Nelson Chung E-Mail: nelson@pcbinc.com

Mailing Address: 1000 Dove Street, Suite 300

Street

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR CHANGE OF ZONE**

Newport Beach

City

CA

State

92660

ZIP

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

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

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

NEILSON CHAUHAN  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 327-180-005, -006 & -013

Approximate Gross Acreage: 39.8

General location (nearby or cross streets): North of Mapes Road, South of \_\_\_\_\_

**APPLICATION FOR CHANGE OF ZONE**

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APN 327-170-007, East of Tract No. 25901, West of Antelope Road

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Three of this project's parcels ( APN 327-180-005, -006 & -013) that are currently zoned R-R. This project proposes to change them to R-1. This zoning is consistent with the development to the west.

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Related cases filed in conjunction with this request:

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\286-1071 CZ Condensed Application.docx  
Created: 07/08/2015 Revised: 05/17/2016



Steve Weiss, AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP   |
| <input type="checkbox"/> REVERSION TO ACREAGE           | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP         | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> MINOR CHANGE                   | Original Case No. _____                         |
| <input type="checkbox"/> REVISED MAP                    | Original Case No. _____                         |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Pacific Communities Builder, Inc

Contact Person: Daniel Kim E-Mail: daniel@pcbinc.com

Mailing Address: 1000 Dove Street, Suite 300

Newport Beach CA 92660  
City State ZIP

Daytime Phone No: (949) 660-8988 Fax No: ( )

Engineer/Representative Name: Allard Engineering

Contact Person: Reynold Allard, P.E. E-Mail: reynoldallard@allardeng.com

Mailing Address: 16866 Seville Avenue

Fontana CA 92335  
City State ZIP

Daytime Phone No: (909) 356-1815 Fax No: (909) 356-1795

Property Owner Name: Pacific Communities Bulder, Inc

Contact Person: Nelson Chung E-Mail: nelson@pcbinc.com

Mailing Address: 1000 Dove Street, Suite 300

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**

Newport Beach CA 92660  
City State ZIP

Daytime Phone No: (949) 660-8988 Fax No: ( )

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

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

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

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

NELSON CHUNG [Signature]  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 327-180-005, -006, -013, 327-462-028, 327-463-010 & -011

Approximate Gross Acreage: 45.6

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Mapes Road, South of APN 327-170-007, East of Tract No. 25901, West of Antelope Road.

**SUBDIVISION PROPOSAL:**

Map Schedule: \_\_\_\_\_ Minimum Developable Lot Size: 7,200 sf  
Number of existing lots: \_\_\_\_\_ Number of proposed developable lots: 154  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 5 Subdivision Density: 3.38 dwelling units per acre.

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

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

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

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

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

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: Pacific Communities Builder, Inc

Address: 1000 Dove Street, Suite 300, Newport Beach, CA 92660

Phone number: (949) 660-8988

Address of site (street name and number if available, and ZIP Code): Mapes Rd. and Antelope Rd., 92585

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 327-180-005, -006, -013, 327-462-028, 327-463-010 & -011

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

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

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

Applicant: Daniel Kim Date 4-24-18

**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: 08/07/16



**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. Wells**  
Planning Director,  
Planning Department

**Mike Lara**  
Building Official,  
Building & Safety Department

**Greg Flannery**  
Code Enforcement Official,  
Code Enforcement Department

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**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 Pacific Communities Builder, Inc. hereafter "Applicant" and Nelson Chung "Property Owner".

Description of application/permit use:  
TTM 37358

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

**Section 1. Deposit-based Fees**

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

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

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

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

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

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 327-180-005, 327-180-013, 327-462-028, 327-463-010, 327-463-011

Property Location or Address:

Antelope Road & Mapes Road

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Nelson Chung Phone No.: (949)660-8988

Firm Name: CT Capital & Cal-Equity Email: Nelson@pcbinc.com

Address: 1000 Dove St.  
Newport Beach, CA 92660

**3. APPLICANT INFORMATION:**

Applicant Name: Daniel Kim Phone No.: (949)660-8988

Firm Name: Pacific Communities Builder, Inc. Email: Daniel@pcbinc.com

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 4/26/2018  
Print Name and Title: Daniel Kim, Project Manager

Signature of Property Owner:  Date: 4/26/2018  
Print Name and Title: Nelson Chung, Owner

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



Charissa Leach, P.E.  
Assistant TLMA Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## 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

Nelson Chung  
\_\_\_\_\_  
PRINTED NAME of Property Owner(s)

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

**INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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

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

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

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

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

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CHANGE OF ZONE NO. 1800012 and TENTATIVE TRACT MAP NO. 37358 – Intent to Adopt a Mitigated Negative Declaration** – CEQ180047 – Applicant: Allard Engineering – Owner: Pacific Communities Builder, Inc. – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Mapes Road, easterly of Antelope Road, westerly of Dawson Road, and southerly of Mahogany Lane – Zoning: Rural-Residential (R-R) – 45.6 gross acres – **REQUEST:** The Change of Zone proposes to change the zoning classification of the project site from Rural-Residential (R-R) to One-Family Dwelling (R-1). The Tentative Tract Map is a proposal to subdivide 45.6 gross acres into 154 single family residential lots ranging in size from 7,200 sq. ft. to 12,745 sq. ft., seven (7) letter lots dedicated to retention basins and open space amenities which consists of three (3) parks, and one (1) paseo, and three (3) remainder parcels located along the western and southern boundary of the Project site. The project is proposed to be developed in four (4) phases.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>JANUARY 6, 2021</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctima.org/>. For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctima.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on May 13, 2020,

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

APN (s) or case numbers CZ1800012 TTM37358 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

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

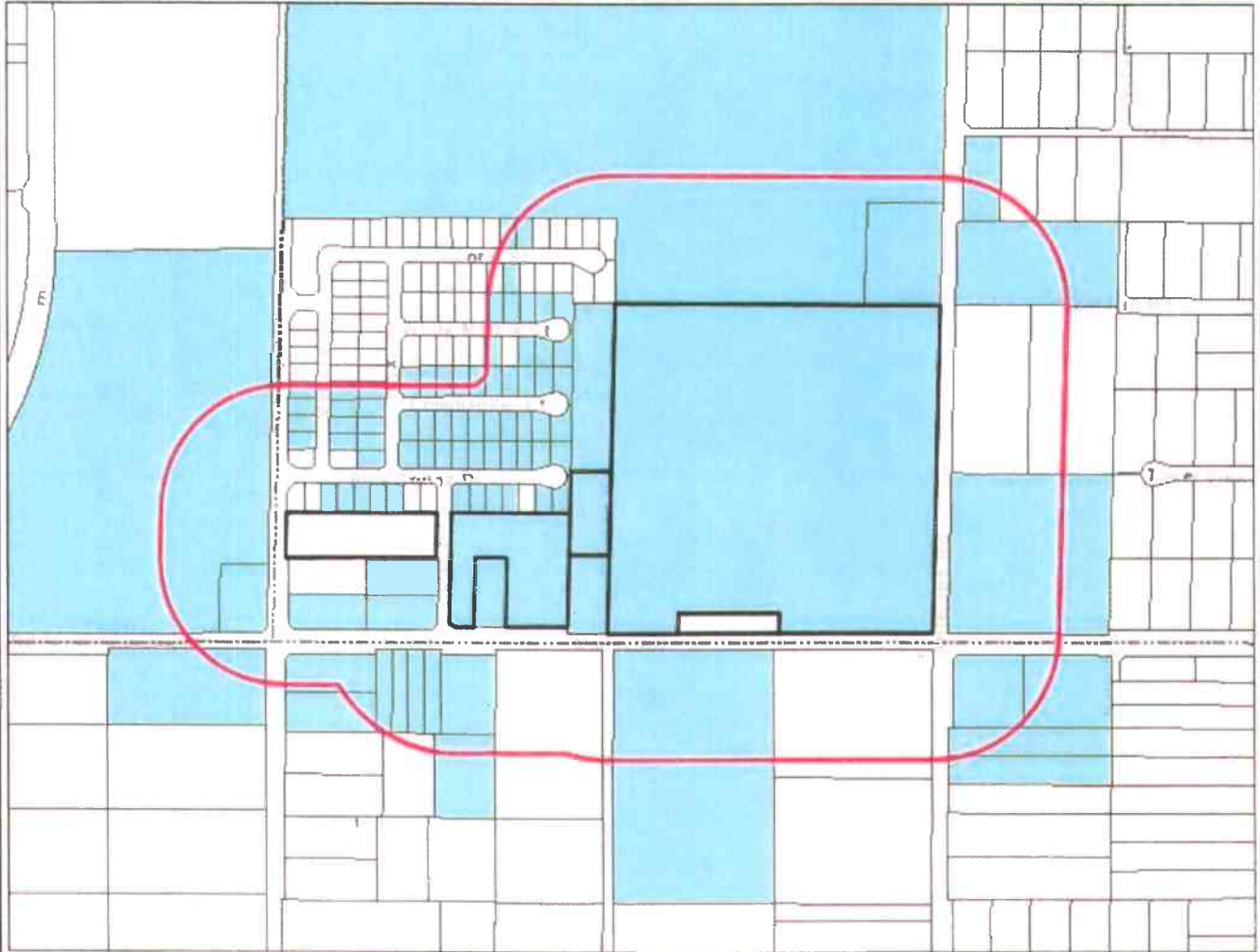
Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CZ1800012 TTM37358

( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0

752

1,505 Feet

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

REPORT PRINTED ON... 5/13/2020 11:59:28 AM

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327170004  
JORGE ANTONIO SACA  
24700 ANTELOPE RD  
SUN CITY CA 92585

327170007  
RIVERSIDE RANCH  
9903 PARAMOUNT BL NO 484  
DOWNEY CA 90240

327180003  
VICENTE SALGADO LOPEZ  
27740 MAPES RD  
SUN CITY CA 92585

327180005  
CAL EQUITY  
1000 DOVE ST STE 300  
NEWPORT BEACH CA 92660

327180013  
CT CAPITAL  
1000 DOVE ST NO 100  
NEWPORT BEACH CA 92660

327180014  
FELTON LEONARD DUNLAP  
24829 DAWSON RD  
SUN CITY CA 92585

327190025  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

327190030  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

327330009  
AMOS THIGPEN  
2502 W 74TH ST  
LOS ANGELES CA 90043

327330013  
RAMON J. ZEPEDA  
3514 W 115TH ST  
INGLEWOOD CA 90303

327340001  
CROWN WEST HOMES  
9320 WILSHIRE BLVD NO 203  
BEVERLY HILLS CA 90212

327450001  
ESPARZA MICHAEL LIVING TRUST 2018  
24809 MELROSE DR  
MENIFEE CA 92585

327451010  
JAIME MURILLO  
27668 CORAL ST  
MENIFEE CA 92585

327451011  
MELROSE HOMES  
1000 DOVE ST STE 100  
NEWPORT BEACH CA 92660

327451022  
RUBEN MORA ALVAREZ  
27671 CORAL ST  
MENIFEE CA 92585

327451034  
WADELL VADEN  
27658 WHITE MARBLE CT  
ROMOLAND CA 92585

327451035  
JOHN PAUL JOHNSON  
27670 WHITE MARBLE CT  
MENIFEE CA 92585

327451036  
LOUIS C. BROWN  
27682 WHITE MARBLE CT  
MENIFEE CA 92585

327451037  
MELROSE HOMES  
1000 DOVE ST NO 100  
NEWPORT BEACH CA 92660

327451038  
TOMAS ACERA  
27706 WHITE MARBLE CT  
MENIFEE CA 92585

327451039  
27709 WHITE MARBLE CT  
MENIFEE CA 92585

327451040  
PALOLO NONUTUNU  
27697 WHITE MARBLE CT  
ROMOLAND CA 92585

327451041  
SANGSAATH BOUNKEO  
27685 WHITE MARBLE CT  
MENIFEE CA 92585

327451043  
TAYLOR TRAVILLION  
27661 WHITE MARBLE CT  
MENIFEE CA 92585

327451049  
KENNETH BERNARD MCCOLLOUGH  
27600 COMMANDER CT  
SUN CITY CA 92585

327451050  
ROCHARON D. CRANDALL  
27612 COMMANDER CT  
SUN CITY CA 92585

327451051  
BERNIE REVELES  
27624 COMMANDER CT  
SUN CITY CA 92585

327451052  
BARNHART REVOCABLE TRUST DTD 11/6/2014  
27636 COMMANDER CT  
ROMOLAND CA 92585

327451053  
SHAQUINTA L. KELLY  
27648 COMMANDER CT  
SUN CITY CA 92585

327451054  
FERNANDO A. CHAVARRIA  
27660 COMMANDER CT  
SUN CITY CA 92585

327451055  
ALEXANDER R. MORRIS  
27672 COMMANDER CT  
SUN CITY CA 92585

327451056  
SHANEE C. MORGAN  
27684 COMMANDER CT  
SUN CITY CA 92585

327451057  
YOSHAUNA GUNN  
27696 COMMANDER CT  
SUN CITY CA 92585

327451058  
TIMOTHY MUHAMMAD  
27708 COMMANDER CT  
SUN CITY CA 92585

327452009  
SOCORRO DURAN  
4613 E 1ST ST  
LOS ANGELES CA 90022

327452010  
BETTY WITHERS  
24807 ONYX DR  
SUN CITY CA 92585

327460002  
LINDA YVETTE PEREZ  
24845 MELROSE RD  
MENIFEE CA 92584

327460003  
RONALD R. BERTULFO  
24833 MELROSE DR  
SUN CITY CA 92585

327460004  
STEVEN B. LEE  
4133 EUNICE AVE  
EL MONTE CA 91731

327461001  
BENJAMIN MONDRAGON  
24818 MELROSE DR  
SUN CITY CA 92585

327461002  
ALFREDO SALAMANCA  
24830 MELROSE DR  
SUN CITY CA 92585

327461003  
ROBERTO SILVA  
24842 MELROSE DR  
SUN CITY CA 92585

327461005  
LORI MILLER  
24855 ONYX DR  
ROMOLAND CA 92585

327461006  
CHARLES S. WHEATLEY  
24843 ONYX DR  
SUN CITY CA 92585

327461007  
KEITH E. GILBERT  
24831 ONYX DR  
SUN CITY CA 92585

327461008  
DORA E. RIVAS  
24819 ONYX DR  
SUN CITY CA 92585

327462001  
ANGELICA MARIA ELICERIO  
27711 COMMANDER CT  
SUN CITY CA 92585

327462002  
EMMANUEL CRAWFORD  
27899 COMMANDER CT  
MENIFEE CA 92585

327462003  
JIE GONG  
27687 COMMANDER CT  
SUN CITY CA 92585

327462004  
CECELIA WHEATLEY  
27675 COMMANDER CT  
SUN CITY CA 92585

327462005  
KYLE D. LEE  
27663 COMMANDER CT  
SUN CITY CA 92585

327462006  
MURPHY JOHN B & KATHRYN R FAMILY TRUST  
27651 COMMANDER CT  
MENIFEE CA 92585

327462007  
JOHNNIE B. ROBINSON  
27639 COMMANDER CT  
SUN CITY CA 92585

327462008  
CALEB WHEATLEY  
27627 COMMANDER CT  
SUN CITY CA 92585

327462009  
MARTIN WILLIAMS  
27615 COMMANDER CT  
SUN CITY CA 92585

327462010  
MEJIA LIVING TRUST DTD 11/6/2019  
27603 COMMANDER CT  
ROMOLAND CA 92585

327462011  
ARMANDO MENDEZ  
27602 BLUE TOPAZ DR  
SUN CITY CA 92585

327462012  
ROBERT J. EVANS  
27614 BLUE TOPAZ DR  
SUN CITY CA 92585

327462013  
ARTURO ROJAS  
27626 BLUE TOPAZ DR  
SUN CITY CA 92585

327462014  
JIUMEI HE  
27638 BLUE TOPAZ DR  
MENIFEE CA 92585

327462015  
YI ZHAO  
3651 RUETTE SAN RAPHAEL  
SAN DIEGO CA 92130

327462016  
DIQING WU  
556 LAS TUNAS DR STE 101  
ARCADIA CA 91007

327462017  
SAKSANA OUDOMSIVILAY  
36768 RANCH HOUSE ST  
MURRIETA CA 92563

327462018  
CHUC NGO  
27666 BLUE TOPAZ DR  
SUN CITY CA 92585

327462019  
FRANCISCO J. VASQUEZ  
27698 BLUE TOPAZ DR  
SUN CITY CA 92585

327462020  
ANTHONY C. STALLINGS  
27710 BLUE TOPAZ DR  
SUN CITY CA 92585

327462021  
27713 BLUE TOPAZ DR  
MENIFEE CA 92585

327462022  
SHAWN FUERTE  
27701 BLUE TOPAZ DR  
MENIFEE CA 92585

327462024  
JAIME CEDILLO  
27677 BLUE TOPAZ DR  
SUN CITY CA 92585

327462025  
FENG JIE DONG  
4862 N BROAD ST  
PHILADELPHIA PA 19141

327462026  
ROSSUELL LOPEZ  
27653 BLUE TOPAZ DR  
SUN CITY CA 92585

327462027  
JOSE DE J CAMARENA  
27641 BLUE TOPAZ DR  
SUN CITY CA 92585

327462028  
CT CAPITAL  
1000 DOVE ST NO 300  
NEWPORT BEACH CA 92660

327462029  
DODANIN R. MARTINEZ  
27650 MAPES RD  
SUN CITY CA 92585

327463003  
2018-4 IH BORROWER  
1717 MAIN ST STE 2000  
DALLAS TX 75201

327463004  
RITA MCCRAY  
27581 BLUE TOPAZ DR  
SUN CITY CA 92585

327463005  
DAWN S. HARPER  
27569 BLUE TOPAZ DR  
SUN CITY CA 92585

327463006  
TUYET VAN TRUONG  
1122 S ROSEWOOD AVE  
SANTA ANA CA 92707

327463007  
GISELLE R. RICAFORT  
27545 BLUE TOPAZ DR  
SUN CITY CA 92585

327463012  
MARILYNN SUSIE KEIL  
27570 MAPES RD  
SUN CITY CA 92585

327463013  
THOMAS E. BELOTT  
30634 BLUE LAGOON CIR  
MENIFEE CA 92584

327463014  
CESAR CHAVEZ DIAZ  
24985 BALL RD  
SUN CITY CA 92585

329030049  
ROMOLAND PROP II  
42540 RIO NEDO RD  
TEMECULA CA 92590

329050001  
SIRACUSA SMITH LAND CO  
P O BOX 694  
CREEDE CO 81130



329270002  
RONALD S. CROMAR  
27555 MAPES RD  
ROMOLAND, CA 92585

329270003  
OSCAR MEDRANO  
27595 MAPES RD  
MENIFEE CA 92585

329270004  
PHILLIP L. HOWELL  
27625 MAPES RD  
SUN CITY CA 92585

329270005  
SANDRA ALICE DEBRUYN  
27665 MAPES RD  
SUN CITY CA 92585

329270006  
JOSE ABARCA  
27675 MAPES RD  
SUN CITY CA 92585

329270008  
PHILLIP L. HOWELL  
27625 MAPES RD  
ROMOLAND CA 92585

329270012  
WADE A. COLEMAN  
25020 SHERMAN RD  
SUN CITY CA 92585

329270013  
JOSE SEVILLA  
25040 SHERMAN RD  
SUN CITY CA 92585

329360001  
TERRI L. JONES  
28050 WORCHESKY WAY  
MENIFEE CA 92585

329360002  
TERRI L. JONES  
28050 WORCHESKY WAY  
ROMOLAND CA 92585

329360017  
RICK DEESE  
25090 ANTELOPE RD  
SUN CITY CA 92585

329360018  
EMILIO LOPEZ  
25120 ANTELOPE DR  
SUN CITY CA 92585

Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300  
(RE: TTM37358, CZ180005)

Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300  
(RE: TTM37358, CZ180005)

Southern California Edison Co. (SCE)  
P.O. Box 800  
Rosemead, CA 91770  
(RE: TTM37358, CZ180005)

Southern California Edison Co. (SCE)  
P.O. Box 800  
Rosemead, CA 91770  
(RE: TTM37358, CZ180005)

Southern California Gas Co.  
PO Box 1626  
Monterey Park CA 91754-8626  
(RE: TTM37358, CZ180005)

Southern California Gas Co.  
PO Box 1626  
Monterey Park CA 91754-8626  
(RE: TTM37358, CZ180005)

Perris Union School District  
155 E 4th Street  
Perris, CA 92570  
(RE: TTM37358, CZ180005)

Perris Union School District  
155 E 4th Street  
Perris, CA 92570  
(RE: TTM37358, CZ180005)

Romoland School District  
25900 Leon Rd,  
Homeland, CA 92548  
(RE: TTM37358, CZ180005)

Romoland School District  
25900 Leon Rd,  
Homeland, CA 92548  
(RE: TTM37358, CZ180005)

Agent, (TTM37358, CZ180005)

Daniel Kim

1000 Dove Street, Suite 300

Newport Beach, CA 92660

Agent, (TTM37358, CZ180005)

Daniel Kim

1000 Dove Street, Suite 300

Newport Beach, CA 92660

Engineer, (TTM37358, CZ180005)

Reynold Allard

16866 Seville Avenue

Fontana, CA 92335

Engineer, (TTM37358, CZ180005)

Reynold Allard

16866 Seville Avenue

Fontana, CA 92335

Owner and Applicant, (TTM37358, CZ180005)

Pacific Communities Builder, Inc.

Atten: Ronald Freeman

1000 Dove Street

Newport Beach, CA 92660

Owner and Applicant, (TTM37358, CZ180005)

Pacific Communities Builder, Inc.

Atten: Ronald Freeman

1000 Dove Street

Newport Beach, CA 92660

Richard Drury

Komalpreet Toor

Lozeau Drury, LLP

1939 Harrison Street, Suite 150

Oakland, CA 94612

Kirkland West

Habitat Defense Council

PO Box 7821

Laguna Niguel, Ca, 92607-7821



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

TTM37358, and CZ1800012

*Project Title/Case Numbers*

Deborah Bradford, Project Planner

*County Contact Person*

(951) 955-6646

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Pacific Communities Builder, INC., Ronald Freeman

*Project Applicant*

1000 Dove Street, Suite 300 – Newport Beach, CA 92660

*Address*

North of Mapes Road, East of Antelope Road, West of Dawson Road, and South of Mahogany Lane

*Project Location*

Change of Zone No. 1800012 (CZ1800012) proposes to change the zoning classification of the Project site from Rural-Residential (R-R) to One-Family Dwelling (R-1). The Tentative Tract Map to subdivide 45.6 gross acres into 154 single family residential lots ranging in size from 7,200 square feet to 12,745 square feet, seven (7) letter lots dedicated to retention basins and open space amenities which consists of three parks, and one paseo, and three (3) remainder parcels located along the western and southern boundary of the Project site. The Project is proposed to be developed in four phases.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Project Planner

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: CEQ180047

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00045987)  
FOR RIVERSIDE COUNTY**

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



**BILLING CONTACT / APPLICANT**

Nelson Chung  
Pacific Communities Builder, Inc  
1000 Dove St, 300  
Newport Beach, Ca 92660

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00045987	05/07/2018	05/07/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180039	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 US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

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

**INVOICE (INV-00128821)  
FOR RIVERSIDE COUNTY**

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



**BILLING CONTACT / APPLICANT**

Nelson Chung  
Pacific Communities Builder, Inc  
1000 Dove St, 300  
Newport Beach, Ca 92660

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00128821	11/03/2020	11/03/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180039	0453 - CF&W Trust EIR	\$2,406.75

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

<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 US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

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



**PLANNING COMMISSION  
MINUTE ORDER  
JANUARY 6, 2021**

**I. AGENDA ITEM 4.1**

**CHANGE OF ZONE NO. 1800012 and TENTATIVE TRACT MAP NO. 37358 – Intent to Adopt a Mitigated Negative Declaration** – CEQ180047 – Applicant: Allard Engineering – Owner: Pacific Communities Builder, Inc. – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Mapes Road, easterly of Antelope Road, westerly of Dawson Road, and southerly of Mahogany Lane – Zoning: Rural-Residential (R-R) – 45.6 gross acres.

**II. PROJECT DESCRIPTION:**

The Change of Zone proposes to change the zoning classification of the project site from Rural-Residential (R-R) to One-Family Dwelling (R-1). The Tentative Tract Map is a proposal to subdivide 45.6 gross acres into 154 single family residential lots ranging in size from 7,200 sq. ft. to 12,745 sq. ft., seven (7) letter lots dedicated to retention basins and open space amenities which consists of three (3) parks, and one (1) paseo, and three (3) remainder parcels located along the western and southern boundary of the Project site. The project is proposed to be developed in four (4) phases.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

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

Spoke in favor:

Ron Freeman, Applicant, Newport Beach, 92660, 949-577-3946

No one spoke in opposition or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Kroencke, 2<sup>nd</sup> by Commissioner Leonard

By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180047; and,

**TENTATIVELY** Approve Change of Zone No. 1800012; and,

**APPROVE** Tentative Tract Map No. 37358, subject to the conditions of approval.



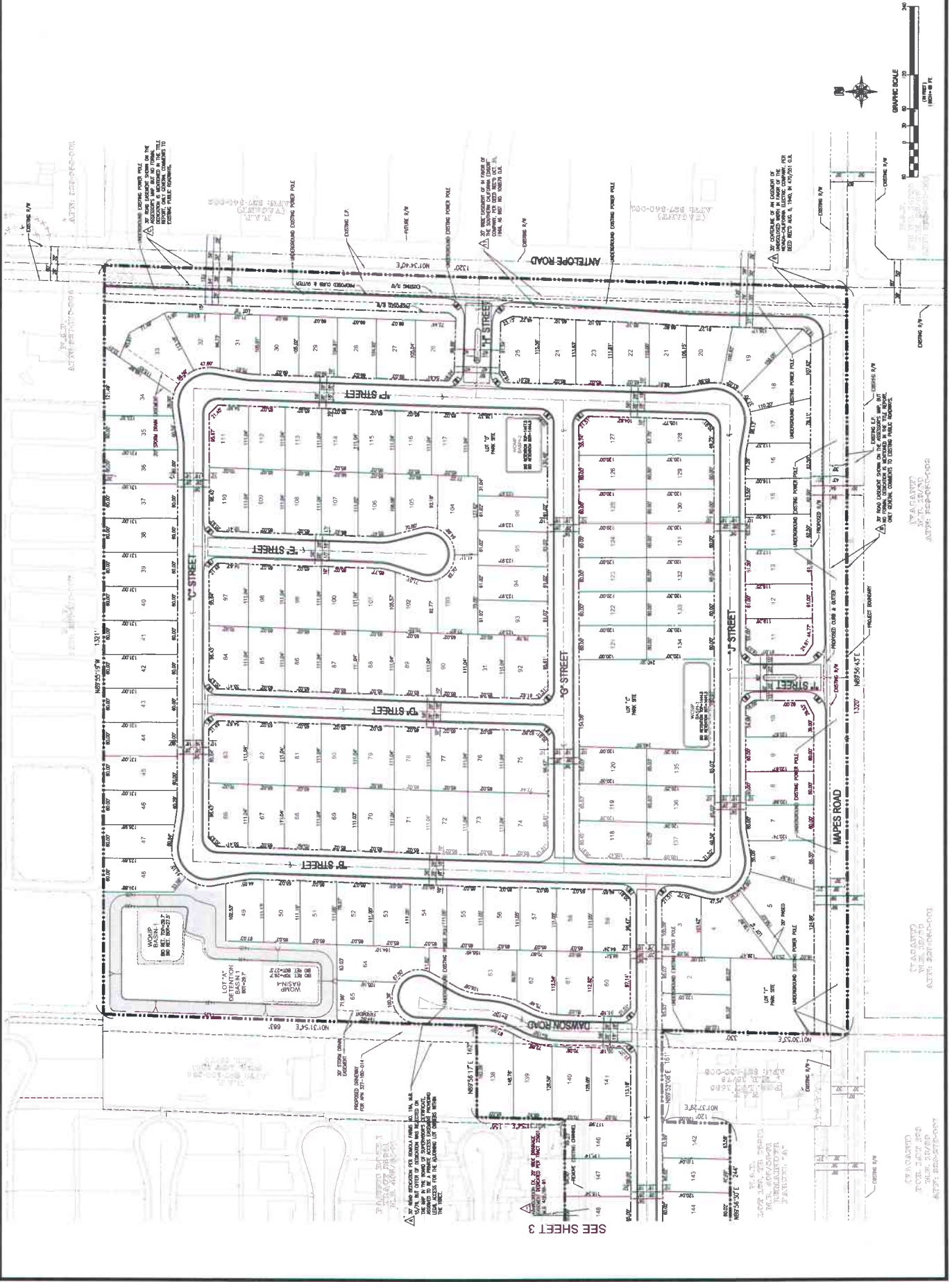
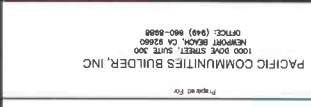


TENTATIVE TRACT MAP NO. 37358  
PACIFIC ROSE II

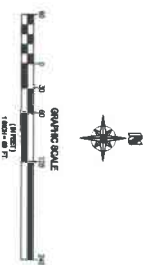
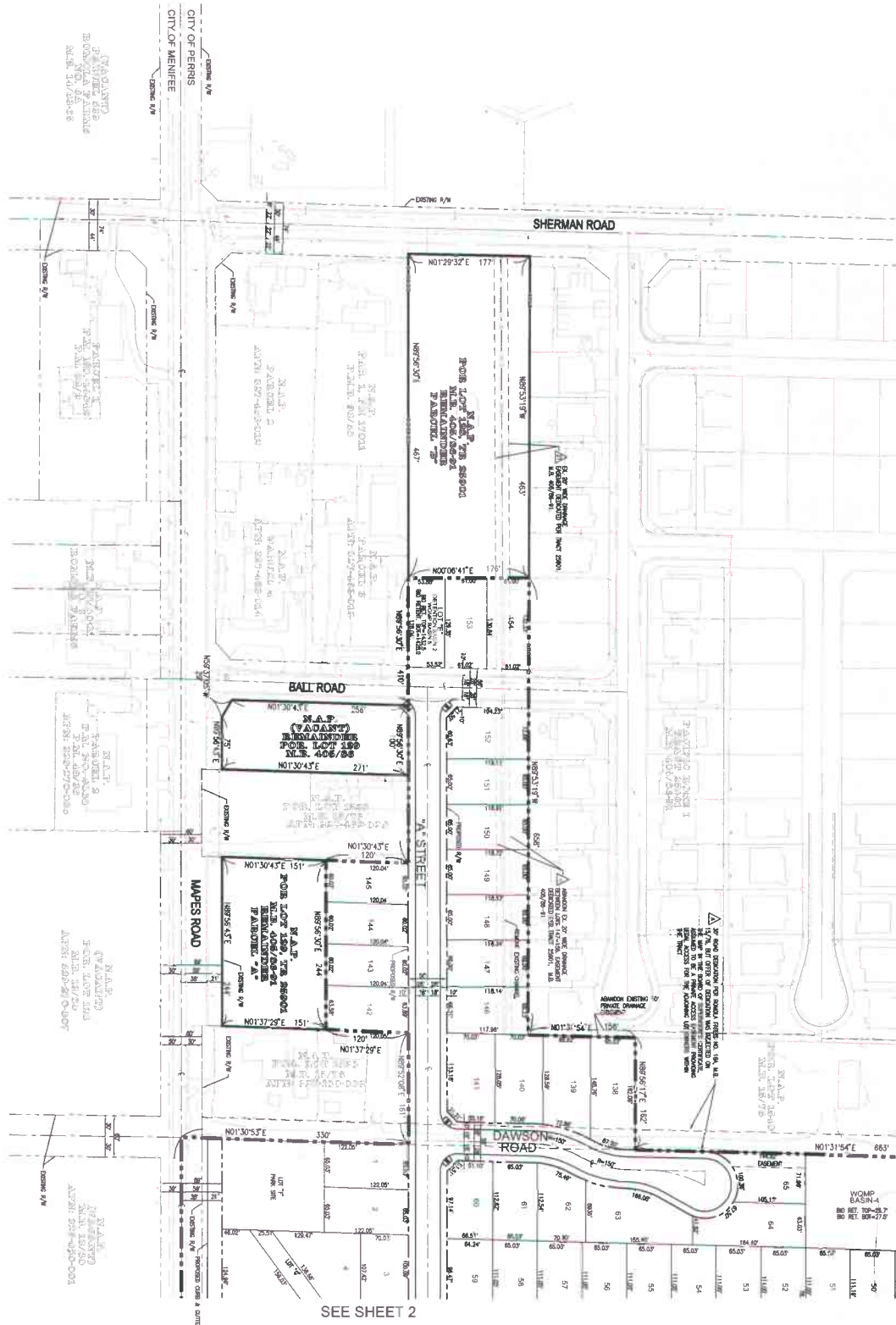
COUNTY OF RIVERSIDE, CALIFORNIA  
 SHEET TITLE: PACIFIC ROSE II  
 SHEET NO.: 2  
 DATE: June, 2011  
 SCALE: AS SHOWN  
 DRAWN: AS SHOWN  
 CHECKED: R.F.A.

**ALLARD ENGINEERING**  
 4000 W. STATE ST. SUITE 200  
 ANAHEIM, CA 92806  
 TEL: 714-771-8888  
 FAX: 714-771-8889  
 www.allardeng.com

**PACIFIC COMMUNITIES BUILDER, INC.**  
 1000 ROCK STREET, SUITE 300  
 RIVERSIDE, CA 92506  
 OFFICE: (951) 940-8888



SEE SHEET 3



SHEET TITLE <b>3</b>	TENTATIVE TRACT MAP NO. 37358	DATE June, 2010	<b>ALLARD ENGINEERING</b> 2001 Pacific Avenue, Suite 200 Newport Beach, CA 92660 Phone: (949) 860-8988 Fax: (949) 860-8989 www.allardeng.com	Projected For <b>PACIFIC COMMUNITIES BUILDER, INC.</b> 1000 DOWE STREET, SUITE 300 NEWPORT BEACH, CA 92660 OFFICE: (949) 860-8988
	PROJECT <b>3</b>	PACIFIC ROSE II		
JOB NO.	COUNTY OF RIVERSIDE, CALIFORNIA	DRAWN C.V.	CHECKED R.R.A.	No. 38862 Exp. 4/30/18 CIVIL ENGINEER

Filename: F:\Pacific Communities Builder 23201\Pacific Rose II\DWG\ENTITLEMENT\TENTATIVE TRACT MAP\TLM\_03-37358.dwg



TENTATIVE TRACT MAP No. 37358  
 PACIFIC ROSE II

**Figure 3**  
**Proposed Development Phases**  
**Pacific Rose II**  
**Community of Romoland,**  
**Riverside County, California**

TETRA TECH

Note:  
 WQMP - Water Quality Management Plan

Site Boundary  
 Detention Basin/WQMP Basin  
 Phase 1  
 Phase 2  
 Phase 3  
 Phase F (Final)

# COUNTY OF RIVERSIDE

PACIFIC ROSE II - TTM 37358  
 ANTELOPE ROAD & MAPES ROAD  
 CONCEPTUAL LANDSCAPE PLAN

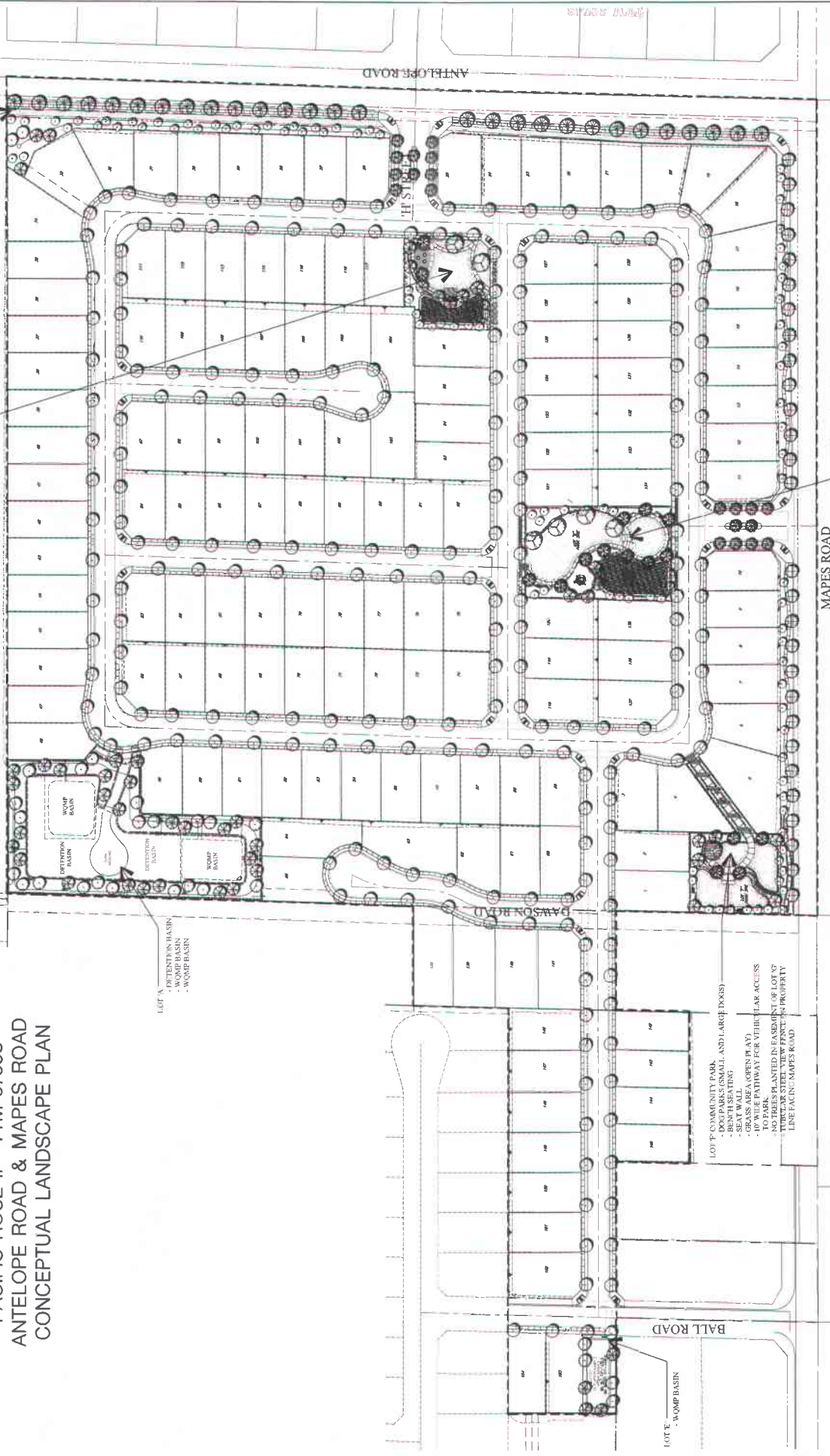
- LOT 17 COMMUNITY PARK
- GAME TABLE SEATING AREA WITH DECOMPOSED GRANITE AND SEAT WALLS
- PLAZA SEATING AREA BENCH SEATING
- GRASS AREA (OPEN PLAY)
- WOMP BASIN

NON-CSA COMMUNITY TRAIL  
 - SEE SEPARATE TRAILS EXHIBIT

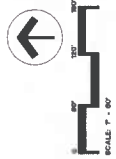
- LOT 18
- DETENTION BASIN
- WOMP BASIN
- WOMP BASIN

- LOT 19 COMMUNITY PARK
- DOG PARKS (SMALL AND LARGE DOGS)
- BENCH SEATING
- GRASS AREA (OPEN PLAY)
- 10' WIDE PATHWAY FOR VEHICULAR ACCESS TO PARK
- 10' WIDE PATHWAY FOR PEDESTRIAN ACCESS TO PARK
- TUBULAR STEEL VIEW FENCE TO PROPERTY LINE FACED MAPES ROAD

- LOT 20 COMMUNITY PARK
- SEAT WALL
- SEAT WALL
- GRASS AREA (OPEN PLAY)
- WOMP BASIN



SUBMITTALS  
 1st SUBMITTAL



PREPARED BY: **URBAN**  
 Landscape Architecture  
 380 S. Filley Street  
 Orange, CA 92666  
 (714) 388-5300

PROJECT NO. 37358  
 SHEET NO. 1

DATE: 07/20/22

NO.	DATE	BY	CHK	APP	DESC.

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 STATE OF CALIFORNIA  
 No. 10000

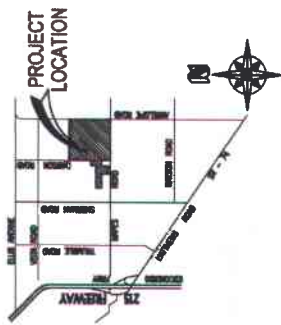
DATE: 07/20/22

SCALE: 1" = 40'

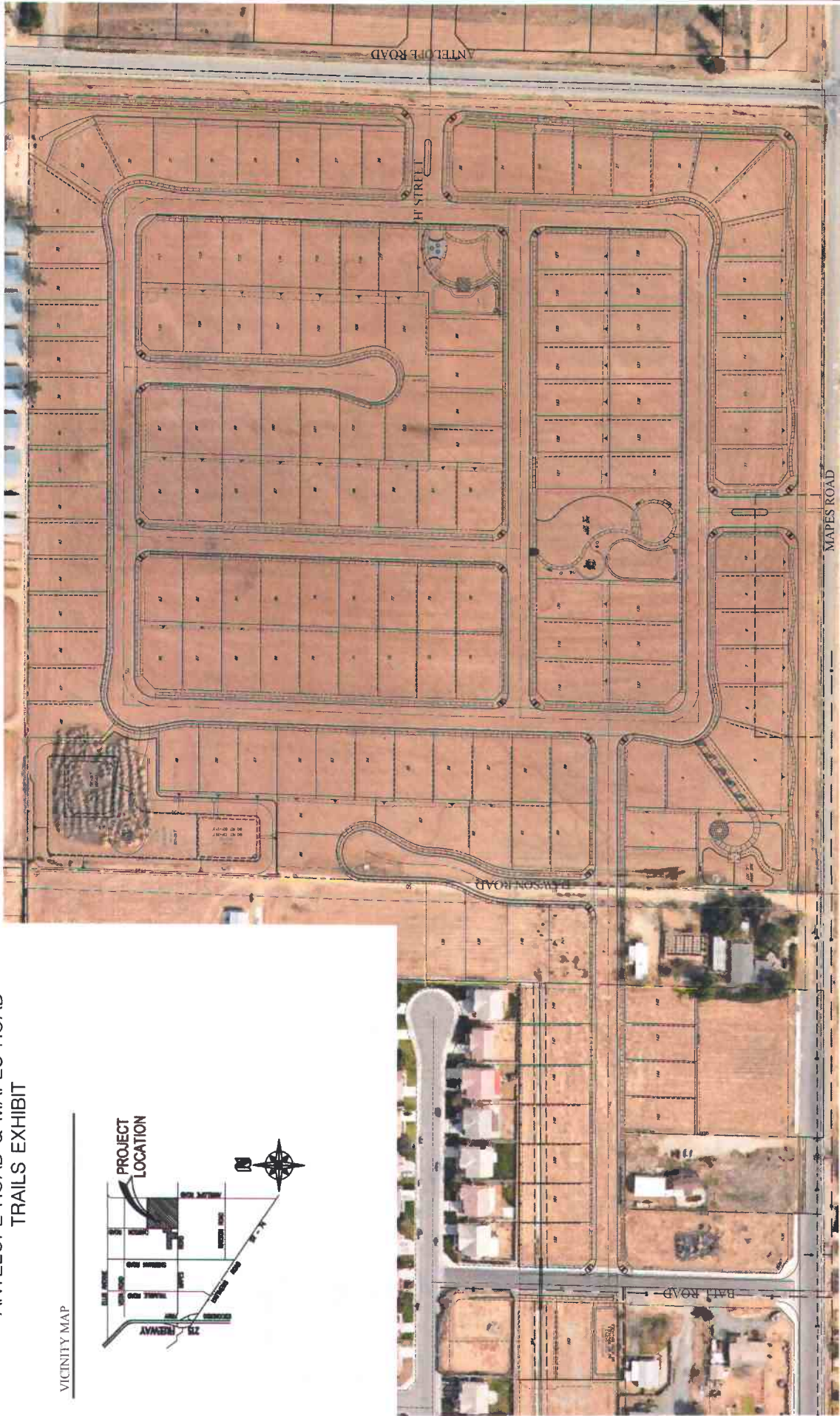
# COUNTY OF RIVERSIDE

PACIFIC ROSE II - TTM 37358  
 ANTELOPE ROAD & MAPES ROAD  
 TRAILS EXHIBIT

VICINITY MAP

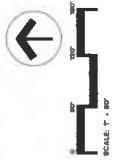


COMMUNITY TRAIL  
 SEE ENLARGEMENT,  
 SHEET 2



SUBMITTALS

1ST SUBMITTAL



PREPARED BY  
 URBAN LAND STUDIO  
 365 S. Pine Street  
 Orange, CA 92668  
 CERT. NO. 5625, EXP. 5/2002

URBAN LAND STUDIO  
 365 S. Pine Street  
 Orange, CA 92668  
 (714) 396-6300

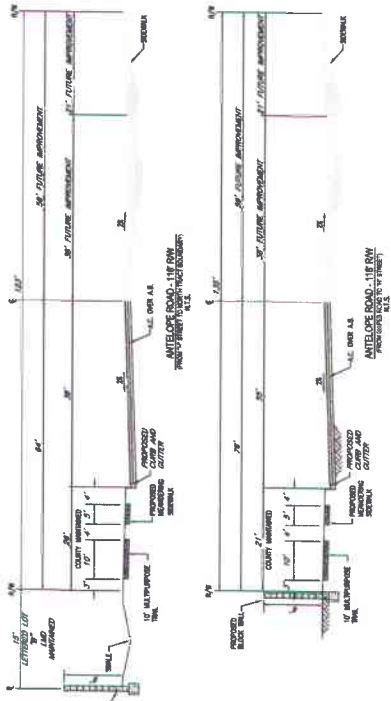
TTM No. 37358  
 COUNTY OF RIVERSIDE  
 ANTELOPE ROAD & MAPES ROAD  
 TRAILS EXHIBIT  
 SHEET NO. 1 OF 2  
 DATE: 5/2002

# COUNTY OF RIVERSIDE

## PACIFIC ROSE II - TTM 37358

### ANTELOPE ROAD & MAPES ROAD

#### TRAILS EXHIBIT



#### TRAIL / ROAD SECTIONS

Community Trail  
Non-CSA or Non-Local Park District Jurisdiction

Milestone 10

Area Plan Map No. \_\_\_\_\_ the \_\_\_\_\_ Area Plan, identifies to Community Trails) which are impacted by the proposed project. The applicant is required to prepare an exhibit/trail plan showing the trail alignment(s). If the trail is adjacent to a roadway, it is to be located entirely outside of the road right-of-way (unless prior approval is granted from the Riverside County Transportation Department). The trail plan shall be submitted to the Regional Park and Open-Space District for review and approval. Prior to development of the plan or project submittal, it is advised that the applicant set up an appointment with the Park District in order to review trail(s) leaves by contacting the District at 951.955.4300. Additionally, the applicant can obtain trail requirement assistance in the Riverside County Regional Park and Open-Space District Trail Standards, available on disc from the Regional Park and Open-Space District Headquarters, 4600 Cremona Road, Riverside, CA 92509 or the Riverside County Planning Department, 9th Floor and 2nd Floor Center, County Administrative Center, Riverside County Park and Open-Space District, 4600 Cremona Road, Riverside, CA 92509 and following heading marked "Trails" and following the links to the Standards and Area Plan Trail Maps or the Riverside County Planning Web-site at <http://trails.planning/index.html>.

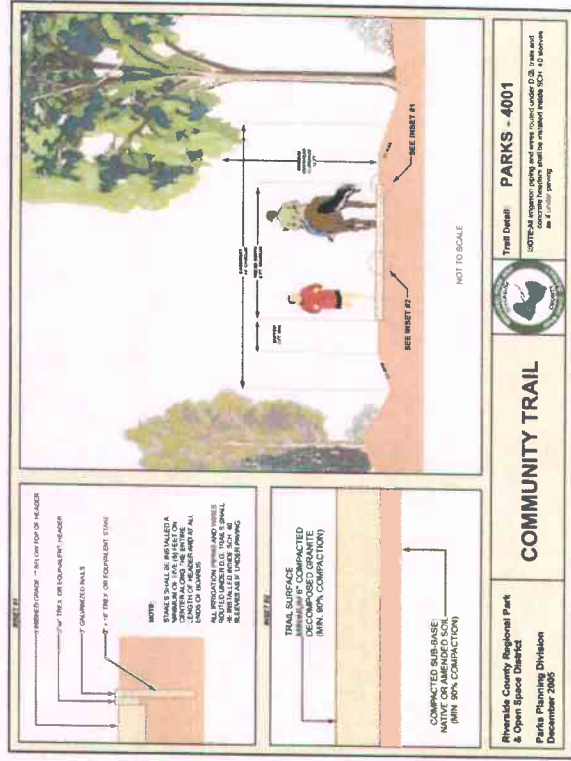
#### COMMUNITY TRAIL (NON-CSA) COUNTY NOTES

### Trail Design Standards

#### General Purpose Standards

- Curbs: 6" High Concrete, 18" Wide
- Trail Surface: 1/2" Thick Concrete
- Subgrade: 4" Thick Aggregate
- Drainage: 1/2" x 1/2" Openings
- Lighting: 10' Spacing
- Signage: 12" x 18" Signs
- Planting: 12" x 12" Spacing
- Accessibility: 48" Clear Width
- Handrails: 36" High
- Benches: 18" x 36" Spacing
- Water: 1/2" x 1/2" Openings
- Trash: 12" x 18" Bins
- Wayfinding: 12" x 18" Signs
- Art: 12" x 18" Panels
- Sound: 12" x 18" Panels
- Lighting: 10' Spacing
- Signage: 12" x 18" Signs
- Planting: 12" x 12" Spacing
- Accessibility: 48" Clear Width
- Handrails: 36" High
- Benches: 18" x 36" Spacing
- Water: 1/2" x 1/2" Openings
- Trash: 12" x 18" Bins
- Wayfinding: 12" x 18" Signs
- Art: 12" x 18" Panels
- Sound: 12" x 18" Panels

#### COMMUNITY TRAIL (NON-CSA) COUNTY DETAIL



PREPARED BY: URBAN DESIGN ARCHITECTURE  
365 S. PERRY STREET  
ONTARIO, CA 92868  
(951) 386-4320

PROJECT: PACIFIC ROSE II - TTM 37358  
SHEET NO: 2 OF 2

DATE: 5/2022

SCALE: AS SHOWN

PROJECT LOCATION: ANTELOPE ROAD & MAPES ROAD

PROJECT TYPE: TRAILS EXHIBIT

CLIENT: COUNTY OF RIVERSIDE

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - TTM37358 and CZ1800012 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**02/27/2021**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: February 27, 2021  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011441822-01

P.O. Number:

Ad Copy:

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 1800012 (CZ1800012)**, which proposes to change the zoning classification of the project site from Rural-Residential (R-R) to One-Family Dwelling (R-1). **Tentative Tract Map No. 37358**, which proposes a Schedule "A" Subdivision of 45.6 acres into 153 residential lots and 7 open space lots. This project is north of Mapes Road, east of Antelope Road, west of Dawson Road, and southerly of Mahogany Lane in the Harvest Valley/Winchester Area Plan of Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Mitigated Negative Declaration for CEQ180047 and Adopting Ordinance No. 348.4949.**

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951)-955-6646 OR EMAIL DBradfor@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 05, 2021      Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
Press-Enterprise: 2/27

TRMA / Planning

Item 21.4

of 03/09/21

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 05, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant





OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

**KECIA R. HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

February 05, 2021

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

PH : (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: TTM37358 AND CZ1800012

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, February 27, 2021.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Hannah Lumanauw*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD

# **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 19, 2021, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

TTM37358 and CZ1800012

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** March 09, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: February 18, 2021  
Hannah Lumanauw

# CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 18, 2021 I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

TTM37358 and CZ1800012

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** March 09, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw      DATE: February 18, 2021  
Hannah Lumanauw



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
*Interim Planning Director*

2021 FEB -3 PM 1:26

PLANNING DEPARTMENT  
CLERK / BOARD OF SUPERVISORS

**DATE: February 3, 2021**

**TO: Clerk of the Board of Supervisors – March 9, 2021 BOS meeting**

**FROM: Planning Department – Riverside Deborah Bradford Project Planner – ext. 56646**

**SUBJECT: TTM37358 and CZ1800012**

**(Charge your time to these case numbers)**

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input type="checkbox"/> Place on Administrative Action   | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input type="checkbox"/> Receive & File   |   |
| <input type="checkbox"/> EOT  |   |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> **SELECT CEQA Determination**   |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>           | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |

**Designate Newspaper used by Planning Department for Notice of Hearing:**

(5th Dist) Press Enterprise

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

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

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

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



**ITEM:**

(ID # 14495)

**MEETING DATE:**

Tuesday, March 09, 2021

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 1800012 and TENTATIVE TRACT MAP NO. 37358, AND ADOPTION of a MITIGATED NEGATIVE DECLARATION for CEQ180047 -Applicant: Allard Engineering – Owner: Pacific Communities Builder, Inc. – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) – Location: North of Mapes Road, east of Antelope Road, west of Dawson Road, and southerly of Mahogany Lane – Zoning: Rural-Residential (R-R) – 45.6 gross acres - REQUEST: The Change of Zone proposes to change the zoning classification of the project site from Rural-Residential (R-R) to One-Family Dwelling (R-1). The Tentative Tract Map proposes a Schedule “A” Subdivision of 45.6 acres into 153 residential lots and 7 open space lots. District 5. [100% Applicant Fees]

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

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180047**, 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,
2. **APPROVE CHANGE OF ZONE NO. 1800012**, amending the zoning classification for a portion of the subject property from Rural Residential (R-R) to One-Family Dwellings (R-1), in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance; and,
3. **ADOPT ORDINANCE NO. 348.4949** amending the zoning in the Romoland Area shown on Map No. 2.2449 Change of Zone No. 1800012 attached hereto and incorporated herein by reference.
4. **APPROVE TENTATIVE TRACT MAP NO. 37358**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated into the staff report.

**ACTION:**

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

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

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

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

**BACKGROUND:**

**Summary**

**Change of Zone No. 1800012 (CZ1800012)** is a proposal to change the zoning of 39.85 gross acres within the project from Rural Residential (R-R) to the One-Family Dwellings (R-1). Properties subject to the Change of Zone include APNs 327-180-013, 327-180-006, 327-180-005. The remaining portion of the project site is already zoned One-Family Dwellings (R-1).

**Tentative Tract Map No. 37358 (TTM37358)** is a proposal to subdivide 45.6 gross acres into 154 single family residential lots ranging in size from 7,200 square-feet to 12,745 square-feet, seven (7) letter lots dedicated to retention basins and open space amenities which consists of three parks, and one paseo, and three (3) remainder parcels located along the western and southern boundary of the Project site. The project is proposed to be developed in four phases.

**Environmental Analysis**

An Initial Study (IS) was completed that resulted in the preparation of a Mitigated Negative Declaration (MND) for this Project, in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. CEQ180047 identified potentially significant impacts in regards to Biological Resources, Cultural Resources, Geology/Soils, Paleontological Resources, Transportation, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. The IS/MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105 and Executive Order N-80-20.

**Planning Commission Action**

The Planning Commission heard the project on January 6, 2021. The public hearing was opened, and no one spoke in favor or opposition of the proposed Project. The Planning Commission closed the public hearing and recommended approval of the project as recommended by staff with a 5-0 vote.

**Impact on Residents and Businesses**

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

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

**ATTACHMENTS:**

- A. Planning Commission Staff Report Package**
- B. Planning Commission Minutes**
- C. TTM37358 Exhibits**
- D. Change of Zone Ordinance**



327170004  
JORGE ANTONIO SACA  
24700 ANTELOPE RD  
SUN CITY CA 92585

327170007  
RIVERSIDE RANCH  
9903 PARAMOUNT BL NO 484  
DOWNEY CA 90240

327180003  
VICENTE SALGADO LOPEZ  
27740 MAPES RD  
SUN CITY CA 92585

327180005  
CAL EQUITY  
1000 DOVE ST STE 300  
NEWPORT BEACH CA 92660

327180013  
CT CAPITAL  
1000 DOVE ST NO 100  
NEWPORT BEACH CA 92660

327180014  
FELTON LEONARD DUNLAP  
24829 DAWSON RD  
SUN CITY CA 92585

327190025  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

327190030  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

327330009  
AMOS THIGPEN  
2502 W 74TH ST  
LOS ANGELES CA 90043

327330013  
RAMON J. ZEPEDA  
3514 W 115TH ST  
INGLEWOOD CA 90303

327340001  
CROWN WEST HOMES  
9320 WILSHIRE BLVD NO 203  
BEVERLY HILLS CA 90212

327450001  
ESPARZA MICHAEL LIVING TRUST 2018  
24809 MELROSE DR  
MENIFEE CA 92585

327451010  
JAIME MURILLO  
27668 CORAL ST  
MENIFEE CA 92585

327451011  
MELROSE HOMES  
1000 DOVE ST STE 100  
NEWPORT BEACH CA 92660

327451022  
RUBEN MORA ALVAREZ  
27671 CORAL ST  
MENIFEE CA 92585

327451034  
WADELL VADEN  
27658 WHITE MARBLE CT  
ROMOLAND CA 92585

327451035  
JOHN PAUL JOHNSON  
27670 WHITE MARBLE CT  
MENIFEE CA 92585

327451036  
LOUIS C. BROWN  
27682 WHITE MARBLE CT  
MENIFEE CA 92585

327451037  
MELROSE HOMES  
1000 DOVE ST NO 100  
NEWPORT BEACH CA 92660

327451038  
TOMAS ACERA  
27706 WHITE MARBLE CT  
MENIFEE CA 92585

327451039  
27709 WHITE MARBLE CT  
MENIFEE CA 92585

327451040  
PALOLO NONUTUNU  
27697 WHITE MARBLE CT  
ROMOLAND CA 92585

327451041  
SANGSAATH BOUNKEO  
27685 WHITE MARBLE CT  
MENIFEE CA 92585

327451043  
TAYLOR TRAVILLION  
27661 WHITE MARBLE CT  
MENIFEE CA 92585

327451049  
KENNETH BERNARD MCCOLLOUGH  
27600 COMMANDER CT  
SUN CITY CA 92585

327451050  
ROCHARON D. CRANDALL  
27612 COMMANDER CT  
SUN CITY CA 92585

327451051  
BERNIE REVELES  
27624 COMMANDER CT  
SUN CITY CA 92585

327451052  
BARNHART REVOCABLE TRUST DTD 11/6/2014  
27636 COMMANDER CT  
ROMOLAND CA 92585

327451053  
SHAQUINTA L. KELLY  
27648 COMMANDER CT  
SUN CITY CA 92585

327451054  
FERNANDO A. CHAVARRIA  
27660 COMMANDER CT  
SUN CITY CA 92585

327451055  
ALEXANDER R. MORRIS  
27672 COMMANDER CT  
SUN CITY CA 92585

327451056  
SHANEE C. MORGAN  
27684 COMMANDER CT  
SUN CITY CA 92585

327451057  
YOSHAUNA GUNN  
27696 COMMANDER CT  
SUN CITY CA 92585

327451058  
TIMOTHY MUHAMMAD  
27708 COMMANDER CT  
SUN CITY CA 92585

327452009  
SOCORRO DURAN  
4613 E 1ST ST  
LOS ANGELES CA 90022

327452010  
BETTY WITHERS  
24807 ONYX DR  
SUN CITY CA 92585

327460002  
LINDA YVETTE PEREZ  
24845 MELROSE RD  
MENIFEE CA 92584

327460003  
RONALD R. BERTULFO  
24833 MELROSE DR  
SUN CITY CA 92585

327460004  
STEVEN B. LEE  
4133 EUNICE AVE  
EL MONTE CA 91731

327461001  
BENJAMIN MONDRAGON  
24818 MELROSE DR  
SUN CITY CA 92585

327461002  
ALFREDO SALAMANCA  
24830 MELROSE DR  
SUN CITY CA 92585

327461003  
ROBERTO SILVA  
24842 MELROSE DR  
SUN CITY CA 92585

327461005  
LORI MILLER  
24855 ONYX DR  
ROMOLAND CA 92585

327461006  
CHARLES S. WHEATLEY  
24843 ONYX DR  
SUN CITY CA 92585

327461007  
KEITH E. GILBERT  
24831 ONYX DR  
SUN CITY CA 92585

327461008  
DORA E. RIVAS  
24819 ONYX DR  
SUN CITY CA 92585

327462001  
ANGELICA MARIA ELICERIO  
27711 COMMANDER CT  
SUN CITY CA 92585

327462002  
EMMANUEL CRAWFORD  
27699 COMMANDER CT  
MENIFEE CA 92585

327462003  
JIE GONG  
27687 COMMANDER CT  
SUN CITY CA 92585

327462004  
CECELIA WHEATLEY  
27675 COMMANDER CT  
SUN CITY CA 92585

327462005  
KYLE D. LEE  
27663 COMMANDER CT  
SUN CITY CA 92585

327462006  
MURPHY JOHN B & KATHRYN R FAMILY TRUST  
27651 COMMANDER CT  
MENIFEE CA 92585

327462007  
JOHNNIE B. ROBINSON  
27639 COMMANDER CT  
SUN CITY CA 92585

327462008  
CALEB WHEATLEY  
27627 COMMANDER CT  
SUN CITY CA 92585

327462009  
MARTIN WILLIAMS  
27615 COMMANDER CT  
SUN CITY CA 92585

327462010  
MEJIA LIVING TRUST DTD 11/6/2019  
27603 COMMANDER CT  
ROMOLAND CA 92585

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ARMANDO MENDEZ  
27602 BLUE TOPAZ DR  
SUN CITY CA 92585

327462012  
ROBERT J. EVANS  
27614 BLUE TOPAZ DR  
SUN CITY CA 92585

327462013  
ARTURO ROJAS  
27626 BLUE TOPAZ DR  
SUN CITY CA 92585

327462014  
JIUMEI HE  
27638 BLUE TOPAZ DR  
MENIFEE CA 92585

327462015  
YI ZHAO  
3851 RUETTE SAN RAPHAEL  
SAN DIEGO CA 92130

327462016  
DIQING WU  
556 LAS TUNAS DR STE 101  
ARCADIA CA 91007

327462017  
SAKSANA OUDOMSIVILAY  
36768 RANCH HOUSE ST  
MURRIETA CA 92563

327462018  
CHUC NGO  
27686 BLUE TOPAZ DR  
SUN CITY CA 92585

327462019  
FRANCISCO J. VASQUEZ  
27698 BLUE TOPAZ DR  
SUN CITY CA 92585

327462020  
ANTHONY C. STALLINGS  
27710 BLUE TOPAZ DR  
SUN CITY CA 92585

327462021  
27713 BLUE TOPAZ DR  
MENIFEE CA 92585

327462022  
SHAWN FUERTE  
27701 BLUE TOPAZ DR  
MENIFEE CA 92585

327462024  
JAIME CEDILLO  
27677 BLUE TOPAZ DR  
SUN CITY CA 92585

327462025  
FENG JIE DONG  
4862 N BROAD ST  
PHILADELPHIA PA 19141

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ROSSUELL LOPEZ  
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SUN CITY CA 92585

327462028  
CT CAPITAL  
1000 DOVE ST NO 300  
NEWPORT BEACH CA 92860

327462029  
DODANIN R. MARTINEZ  
27650 MAPES RD  
SUN CITY CA 92585

327463003  
2018-4 IH BORROWER  
1717 MAIN ST STE 2000  
DALLAS TX 75201

327463004  
RITA MCCRAY  
27581 BLUE TOPAZ DR  
SUN CITY CA 92585

327463005  
DAWN S. HARPER  
27569 BLUE TOPAZ DR  
SUN CITY CA 92585

327463006  
TUYET VAN TRUONG  
1122 S ROSEWOOD AVE  
SANTA ANA CA 92707

327463007  
GISELLE R. RICAFORT  
27545 BLUE TOPAZ DR  
SUN CITY CA 92585

327463012  
MARILYNN SUSIE KEIL  
27570 MAPES RD  
SUN CITY CA 92585

327463013  
THOMAS E. BELOTT  
30634 BLUE LAGOON CIR  
MENIFEE CA 92584

327463014  
CESAR CHAVEZ DIAZ  
24985 BALL RD  
SUN CITY CA 92585

329030049  
ROMOLAND PROP II  
42540 RIO NEDO RD  
TEMECULA CA 92590

329050001  
SIRACUSA SMITH LAND CO  
P O BOX 694  
CREEDE CO 81130

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27555 MAPES RD  
ROMOLAND, CA 92585

329270003  
OSCAR MEDRANO  
27595 MAPES RD  
MENIFEE CA 92585

329270004  
PHILLIP L. HOWELL  
27625 MAPES RD  
SUN CITY CA 92585

329270005  
SANDRA ALICE DEBRUYN  
27665 MAPES RD  
SUN CITY CA 92585

329270006  
JOSE ABARCA  
27675 MAPES RD  
SUN CITY CA 92585

329270008  
PHILLIP L. HOWELL  
27625 MAPES RD  
ROMOLAND CA 92585

329270012  
WADE A. COLEMAN  
25020 SHERMAN RD  
SUN CITY CA 92585

329270013  
JOSE SEVILLA  
25040 SHERMAN RD  
SUN CITY CA 92585

329360001  
TERRI L. JONES  
28050 WORCHESKY WAY  
MENIFEE CA 92585

329360002  
TERRI L. JONES  
28050 WORCHESKY WAY  
ROMOLAND CA 92585

329360017  
RICK DEESE  
25090 ANTELOPE RD  
SUN CITY CA 92585

329360018  
EMILIO LOPEZ  
25120 ANTELOPE DR  
SUN CITY CA 92585

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Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300  
(RE: TTM37358, CZ180005)

Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300  
(RE: TTM37358, CZ180005)

Southern California Edison Co. (SCE)  
P.O. Box 800  
Rosemead, CA 91770  
(RE: TTM37358, CZ180005)

Southern California Edison Co. (SCE)  
P.O. Box 800  
Rosemead, CA 91770  
(RE: TTM37358, CZ180005)

Southern California Gas Co.  
PO Box 1626  
Monterey Park CA 91754-8626  
(RE: TTM37358, CZ180005)

Southern California Gas Co.  
PO Box 1626  
Monterey Park CA 91754-8626  
(RE: TTM37358, CZ180005)

Perris Union School District  
155 E 4th Street  
Perris, CA 92570  
(RE: TTM37358, CZ180005)

Perris Union School District  
155 E 4th Street  
Perris, CA 92570  
(RE: TTM37358, CZ180005)

Romoland School District  
25900 Leon Rd,  
Homeland, CA 92548  
(RE: TTM37358, CZ180005)

Romoland School District  
25900 Leon Rd,  
Homeland, CA 92548  
(RE: TTM37358, CZ180005)





5162

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Agent, (TTM37358, CZ180005)  
Daniel Kim  
1000 Dove Street, Suite 300  
Newport Beach, CA 92660

Agent, (TTM37358, CZ180005)  
Daniel Kim  
1000 Dove Street, Suite 300  
Newport Beach, CA 92660

Engineer, (TTM37358, CZ180005)  
Reynold Allard  
16866 Seville Avenue  
Fontana, CA 92335

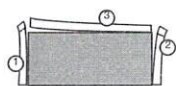
Engineer, (TTM37358, CZ180005)  
Reynold Allard  
16866 Seville Avenue  
Fontana, CA 92335

Owner and Applicant, (TTM37358, CZ180005)  
Pacific Communities Builder, Inc.  
Atten: Ronald Freeman  
1000 Dove Street  
Newport Beach, CA 92660

Owner and Applicant, (TTM37358, CZ180005)  
Pacific Communities Builder, Inc.  
Atten: Ronald Freeman  
1000 Dove Street  
Newport Beach, CA 92660

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821



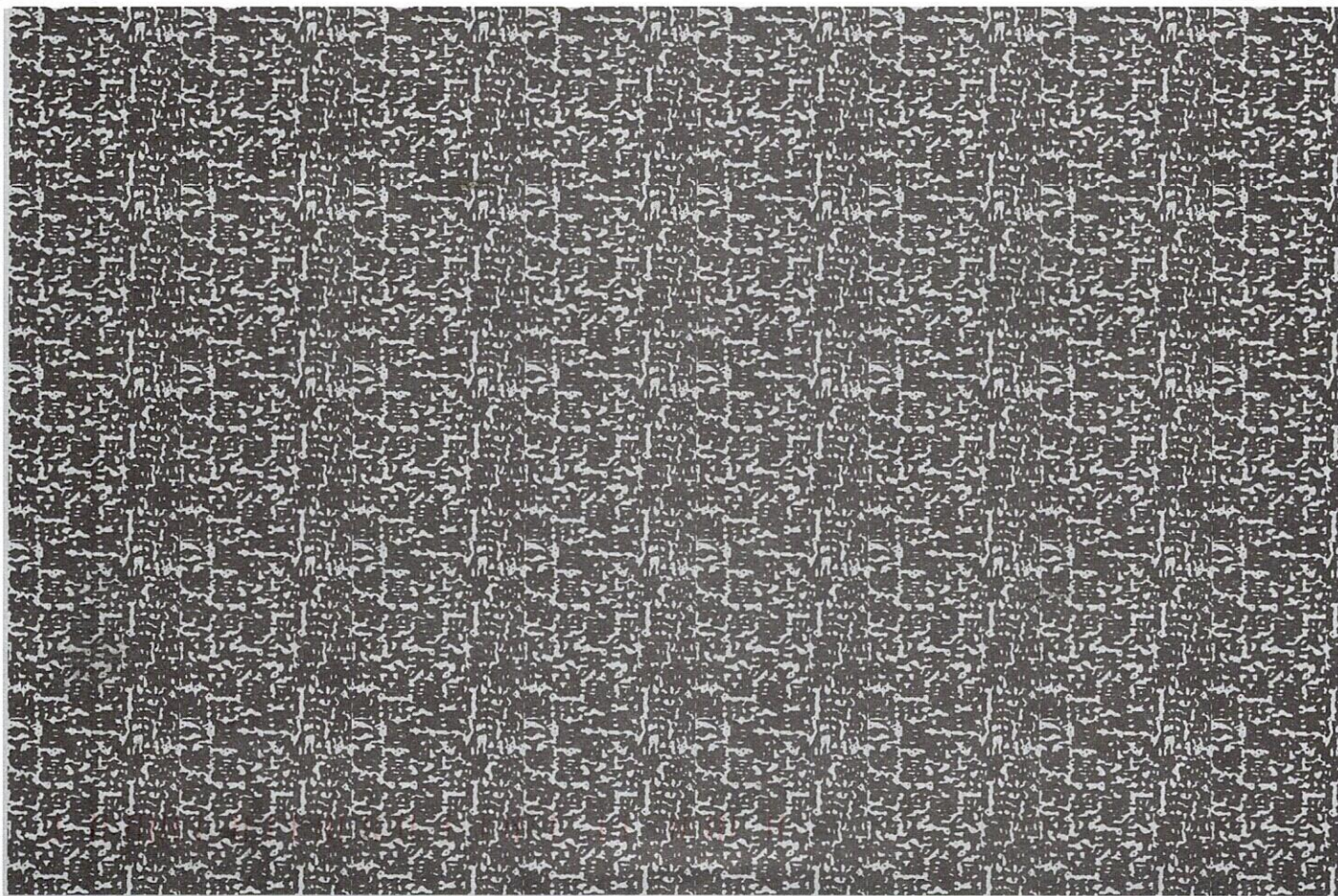
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9903 PARAMOUNT BL NO 484  
DOWNEY CA 90240

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C  
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Mitigated Negative Declaration for CEQ180047 and Adopting Ordinance No. 348.4949.**

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951)-955-6646 OR EMAIL [DBradfor@RIVCO.ORG](mailto:DBradfor@RIVCO.ORG).

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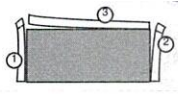
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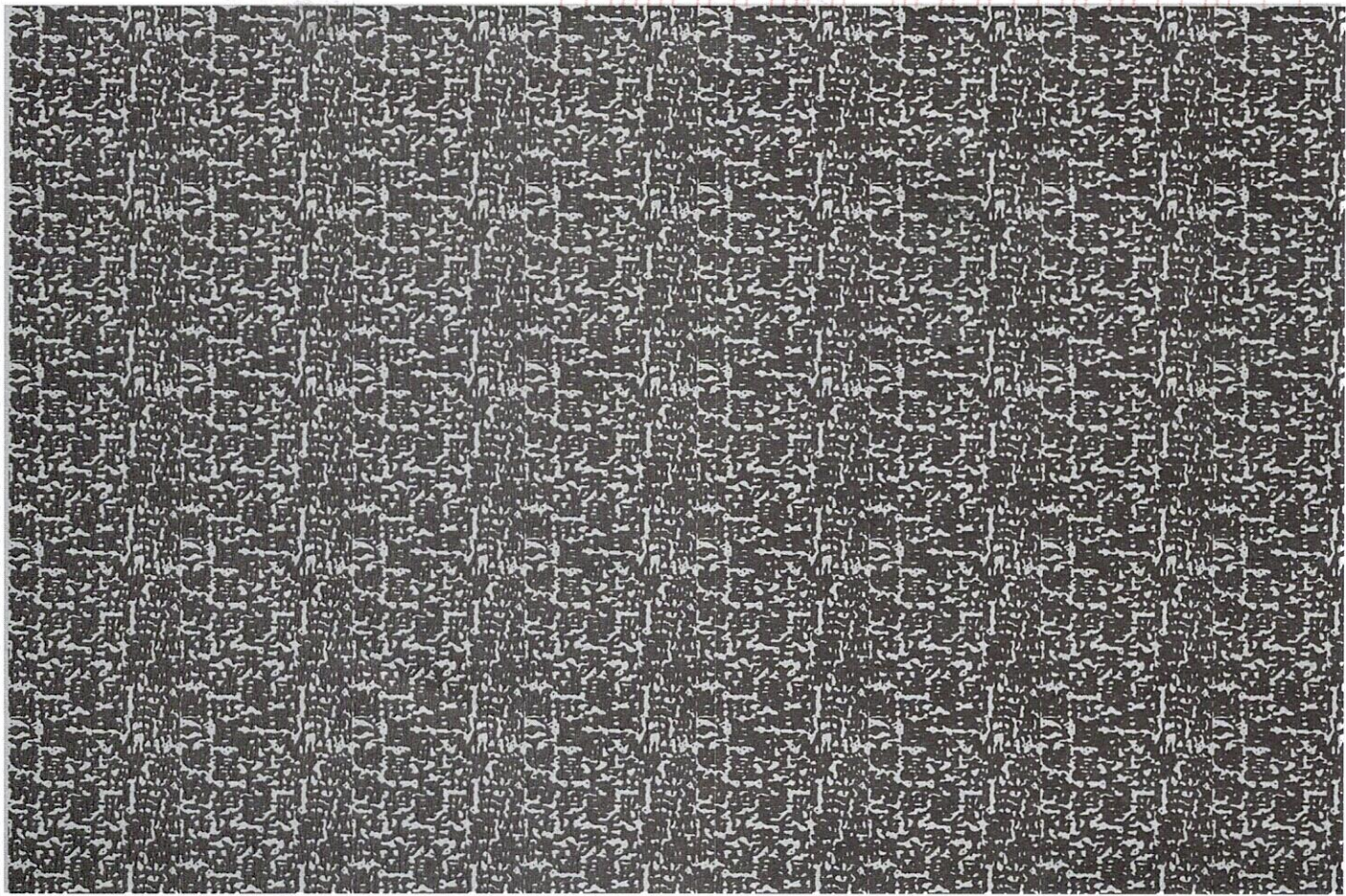
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 05, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant



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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

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2021 MAR -1 AM 10:11

327461008  
DORA E. RIVAS  
24819 ONYX DR  
SUN CITY CA 92585

NIXIE 910 FE 1260 0002/24/21  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
ANK BC: 92502114747 \*2852-06262-24-15  
LGKYNB 32535

C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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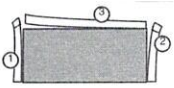
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Dated: February 05, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

\* 57179

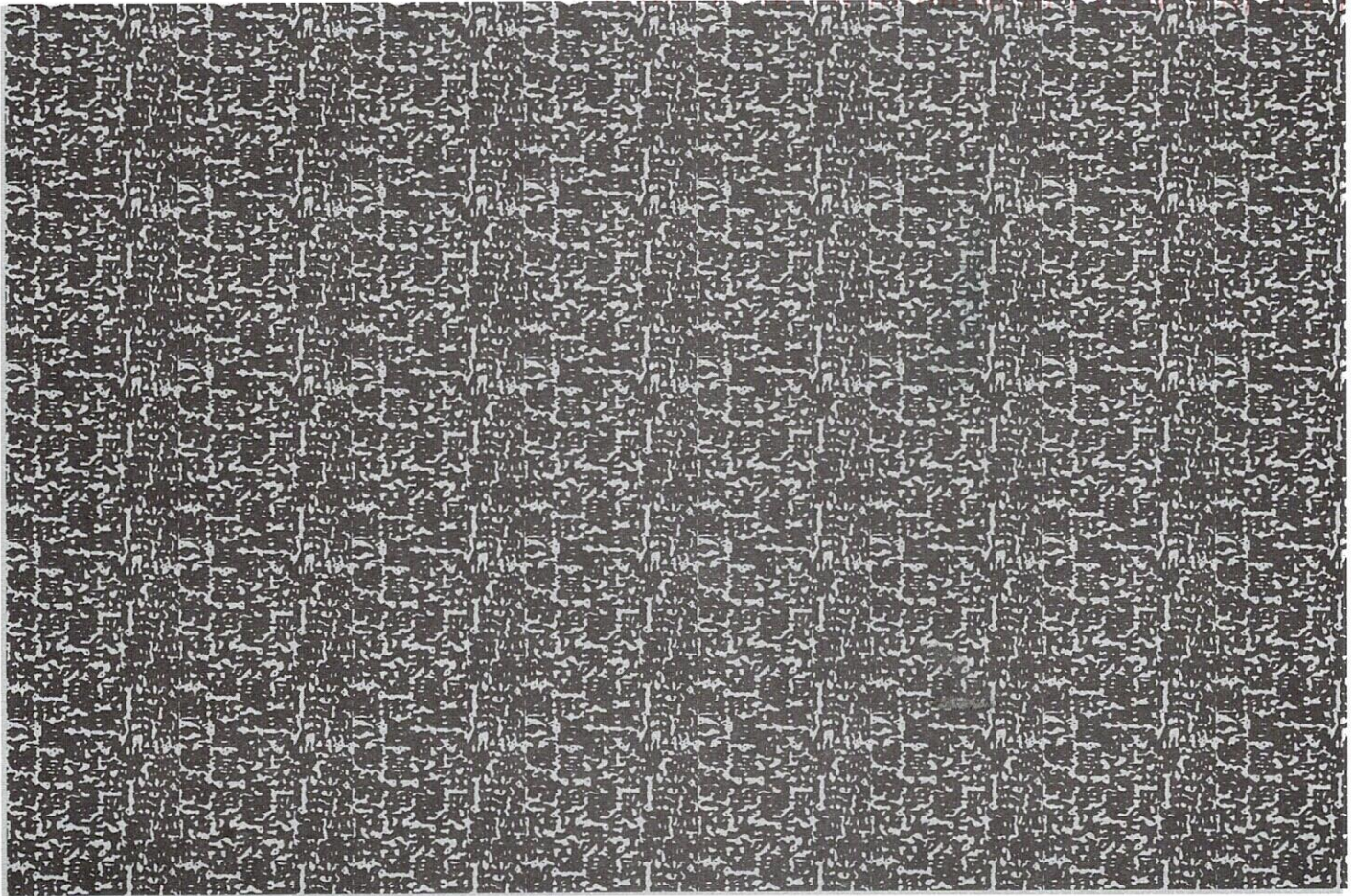
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P. O. Box 1147  
Riverside, CA 92502-1147

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327170004  
JORGE ANTONIO SACA  
24700 ANTELOPE RD  
SUN CITY CA 92585

NIXIE 011 FE 1260 0002/21/21

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LGKYSMB 92502  
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C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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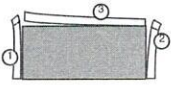
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Dated: February 05, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

\* 57179

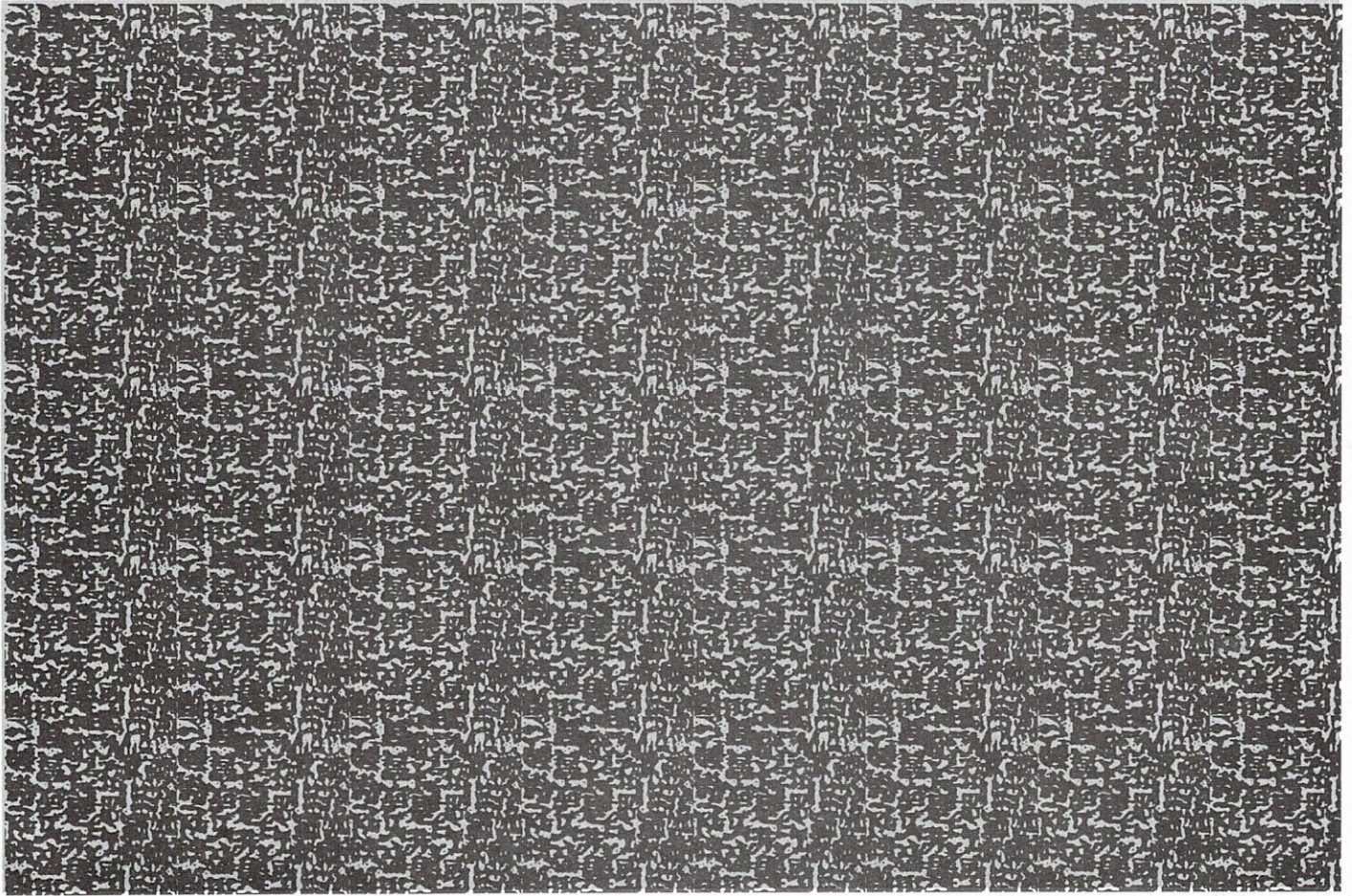
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FELTON LEONARD DUNLAP  
24829 DAWSON RD  
SUN CITY CA 92585

NIXIE 911 FE 1260 0002/21/21

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EC: 025022114747 \*2252-09182-21-11



C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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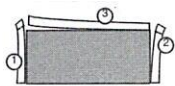
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\* 57179

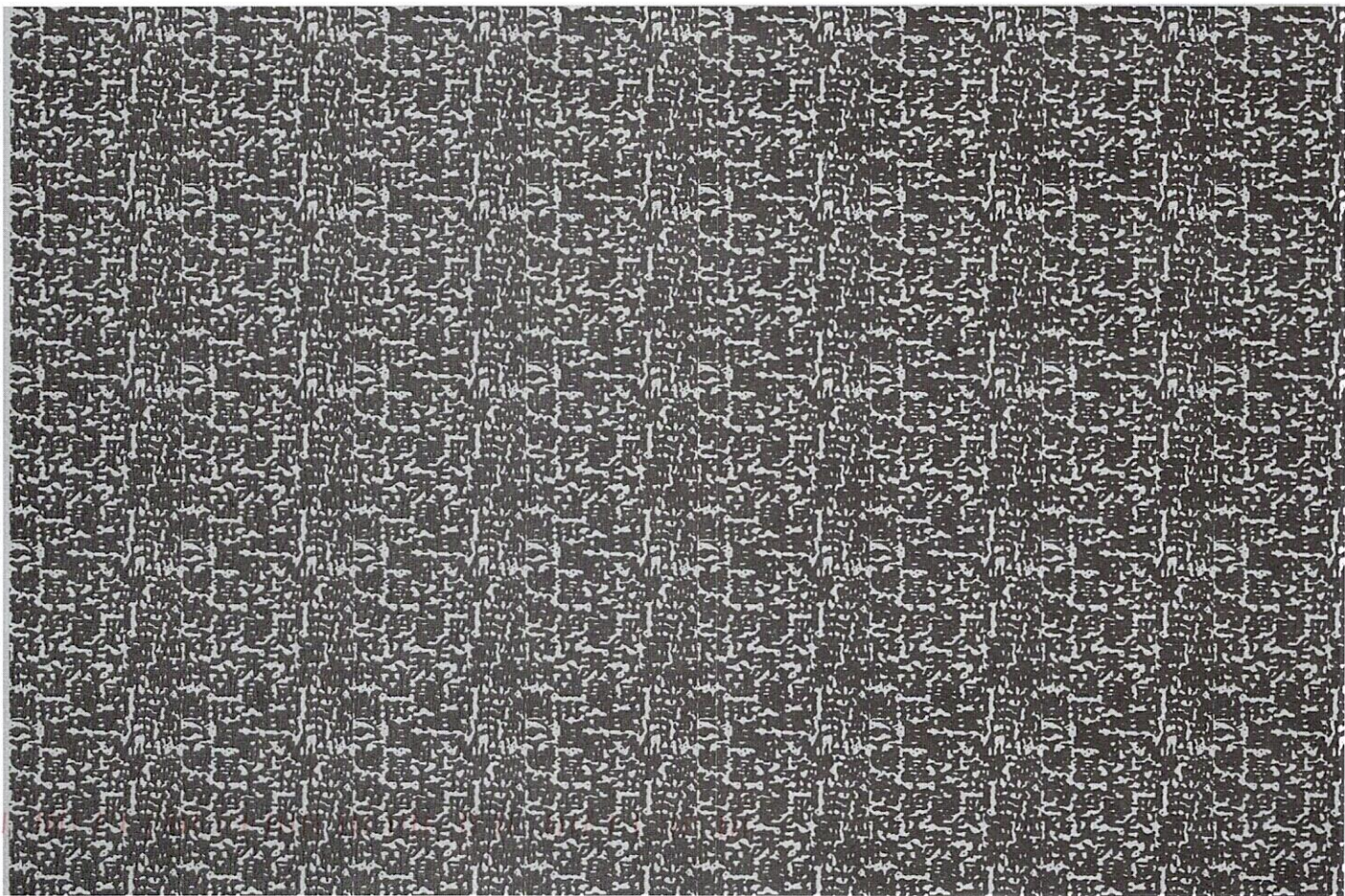
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ZIP 92504 \$ 000.45<sup>0</sup>  
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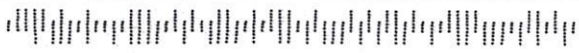
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2021 FEB 24 AM 11:30

327462018  
CHUC NGO  
27686 BLUE TOPAZ DR  
SUN CITY CA 92585

LGKYSMB 92585



C

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951)-955-6646 OR EMAIL [DBradfor@RIVCO.ORG](mailto:DBradfor@RIVCO.ORG).

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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 05, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

\* 57179

PSEMPV

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 1800012 (CZ1800012)**, which proposes to change the zoning classification of the project site from Rural-Residential (R-R) to One-Family Dwelling (R-1). **Tentative Tract Map No. 37358**, which proposes a Schedule "A" Subdivision of 45.6 acres into 153 residential lots and 7 open space lots. This project is north of Mapes Road, east of Antelope Road, west of Dawson Road, and southerly of Mahogany Lane in the Harvest Valley/Winchester Area Plan of Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Mitigated Negative Declaration for CEQ180047 and Adopting Ordinance No. 348.4949.**

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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Dated: February 05, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

planning

3/09/21

Item 21.4



Riverside County Clerk of the Board  
 County Administrative Center  
 4080 Lemon Street, 1<sup>st</sup> Floor Annex  
 P. O. Box 1147  
 Riverside, CA 92502-1147

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# THE PRESS-ENTERPRISE

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 (2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Notice of Adoption - Ordinance No. 348.4949 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**04/23/2021**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: April 23, 2021  
 At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE  
 PO BOX 1147  
 RIVERSIDE, CA 92502

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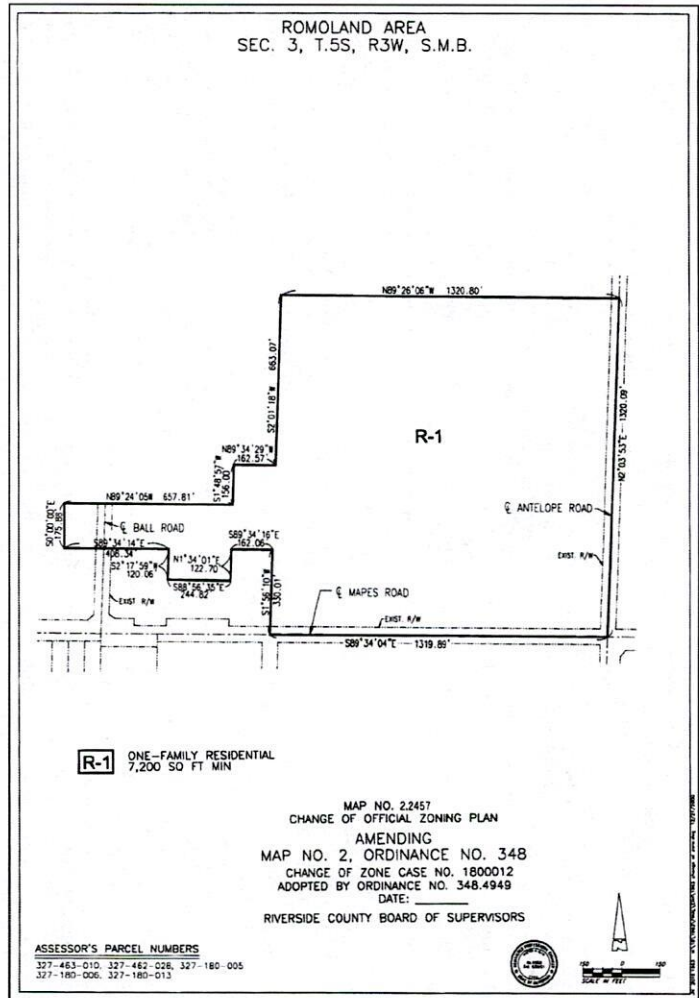
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA

ORDINANCE NO. 348.4949  
 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Romoland Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Map No. 2 Ordinance No. 348, Map No. 2.2457, Change of Zone Case No. 1800012" which map is made a part of this ordinance, and establishes the boundaries of Planning Area 1 through Planning Area 6 within Specific Plan No. 288 as amended.

Section 2. This ordinance shall take effect 30 days after its adoption.



K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 09, 2021 the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
 NAYS: None  
 ABSENT: None

Kecia R. Harper, Clerk of the Board  
 By: Hannah Lumanaw, Board Assistant

Press-Enterprise: 4/23

*TLMA / Planning  
 Item No. 21.4  
 of 03/09/21*



OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

**KECIA R. HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

April 19, 2021

PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: 951-368-9018

RE: ADOPTION OF ORD. 348.4949

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Friday, April 23, 2021**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Hannah Lumanauw*

Board Assistant to  
KECIA R. HARPER, CLERK OF THE BOARD

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

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(Insert Exhibit)

K. Spiegel, Chair of the Board

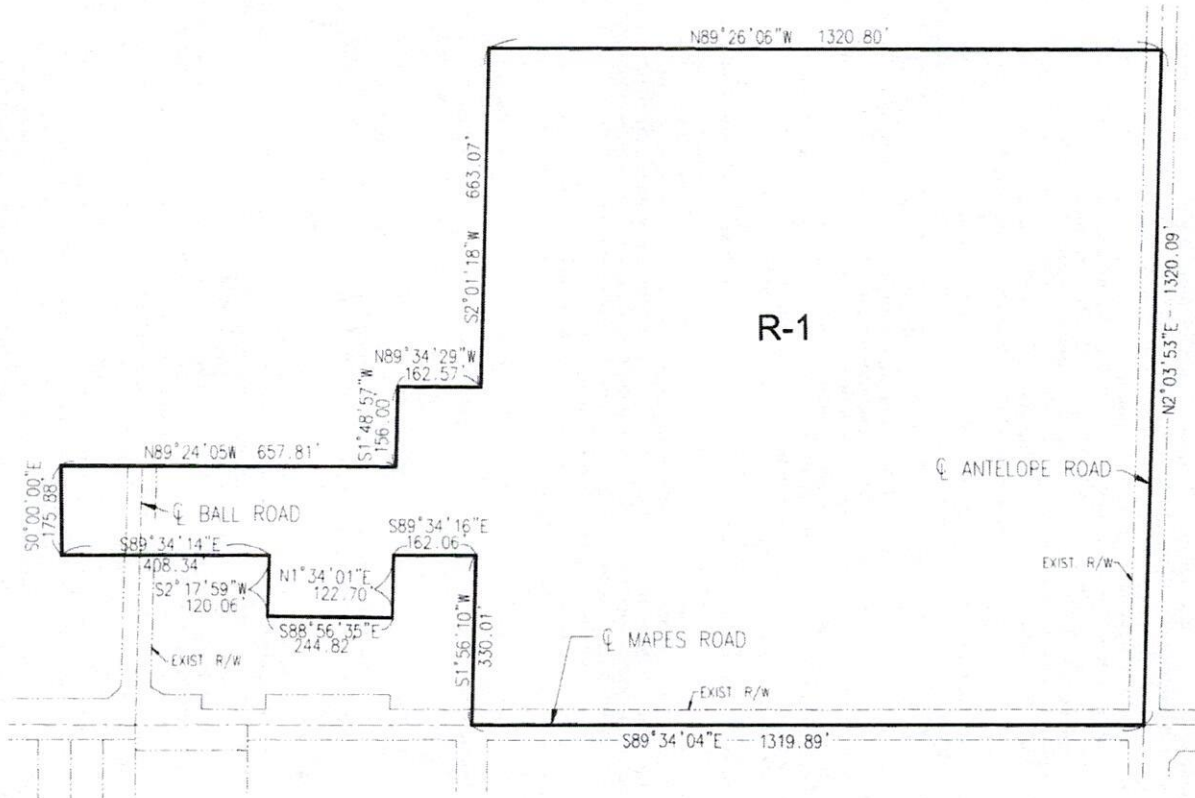
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AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: None

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant



ROMOLAND AREA  
 SEC. 3, T.5S, R3W, S.M.B.



**R-1** ONE-FAMILY RESIDENTIAL  
 7,200 SQ FT MIN

MAP NO. 2.2457  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 1800012  
 ADOPTED BY ORDINANCE NO. 348.4949  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBERS  
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