

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



ITEM: 21.1

(ID # 17194)

MEETING DATE:

Tuesday, November 02, 2021

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 1900003, ORDINANCE NO. 348.4975, and TENTATIVE PARCEL MAP NO. 37586 - Adoption of a Mitigated Negative Declaration for Environmental Assessment No. CEQ180070 - Applicant: Giulio Padovini - Engineer; Ventura Engineering Inland, Inc - First Supervisorial District - Rancho California Zoning Area - Santa Rosa Plateau Policy Area - Southwest Area Plan - General Plan Designation: Rural: Rural Mountainous (R: RM) - Location: North of Via Yerba, west of Via Tornado, east of Calle Pintoresca - 20.24 Gross Acres - Zoning: Residential Agricultural - 20 acre minimum (R-A-20) - REQUEST: Parcel Map No. 37586 is a proposal for a Schedule H subdivision that will divide 20.24 acres into 2 residential lots, with 10-acre minimum lot sizes. Change of Zone No. 1900003 is a proposal to change the Zoning Classification for the subject property from Residential Agricultural - 20 acre minimum (R-A-20) to Residential Agricultural - 10 Acre Minimum (R-A-10) - APN: 939-180-003, District 1. [Applicant Fees 100%]

**THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180070**, 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**

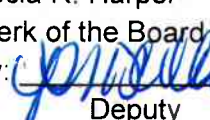
  
John Hildebrand, Planning Director 10/29/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4975 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: November 2, 2021  
xc: Planning, Co.Co., MC/COBAb

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

**THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

2. **APPROVE CHANGE OF ZONE NO. 1900003** amending the zoning classification for the subject property from Residential Agricultural 20-acre minimum (R-A-20) to Residential Agricultural 10-acre minimum (R-A-10), in accordance with the Change of Zone Exhibit, based upon the findings and conclusions incorporated in the staff report;
3. **APPROVE TENTATIVE PARCEL MAP NO. 37586**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, pending final adoption of the zoning ordinance for Change of Zone No. 1900003 by the Board of Supervisors; and
4. **ADOPT ORDINANCE NO. 348.4975** amending the zoning in the Rancho California Area as shown on Map No. 2.2472, Change of Zone Case No. 1900003 attached hereto and incorporated by reference.

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

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

**BACKGROUND:**

**Summary**

The project includes Change of Zone No.1900003 and Tentative Parcel Map No. 37586. The property comprises of 20.24 acres and has an existing home that is accessible from Calle Pintesca. The Project proposes to change the zoning classification of the subject property from Residential Agricultural, 20-acre minimum (R-A-20) to Residential Agricultural, 10-Acre Minimum (R-A-10) in order to divide the property into two approximately 10-acre residential lots. The Tentative Parcel Map proposes a Schedule H subdivision of the 20.24 acre property into 2 residential lots with 10-acre minimum lots sizes, as follows: Parcel 1 is approximately 10.101 gross acres (10.001 net acres) and Parcel 2 is 10.143 gross acres (9.939 net acres). One single family residence exists on Parcel 2, and one additional single family residence will be located on a new pad on Parcel 1.

The Planning Commission considered the project during a regularly scheduled public hearing on August 18, 2021. After the applicant spoke on the project, the Planning Commission closed the public hearing and recommended the Board of Supervisors tentatively approve Change of Zone No.1900003 and approve Tentative Parcel Map No. 37586 with a 5-0 vote.

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

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). Based on the findings and conclusions in the Initial Study (IS) and a Mitigated Negative Declaration (MND), attached hereto and incorporated herein by reference, there are no significant physical environmental impacts.

**Impact on Residents and Businesses**

The Project has been found to have no direct impact on citizens or businesses. All potential impacts have been examined through CEQA, as detailed in the Planning Commission Staff Report that is attached hereto for reference.

**Additional Fiscal Information**

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

**ATTACHMENTS**

ATTACHMENT A. Planning Commission Minutes

ATTACHMENT B. Planning Commission Packet

ATTACHMENT C. Change of Zone Map

ATTACHMENT D. Ordinance No. 348,4975

ATTACHMENT E. Tentative Parcel Map No. 37586

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst 10/25/2021

  
\_\_\_\_\_  
Gregory L. Priamos, Director County Counsel 10/21/2021

1 ORDINANCE NO. 348.4975

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 Rancho California Area, the zone or zones as  
8 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
9 2.2472, Change of Zone Case No. 1900003" which map is made a part of this ordinance.

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

11  
12 BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

13 By: Karen S. Spiegel

14 Chair, Board of Supervisors

15 KAREN SPIEGEL

16 ATTEST:  
17 KECIA HARPER  
Clerk of the Board

18 By: [Signature]

19 Deputy

20  
21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 October 20, 2021

25 By: [Signature]

26 SARAH K. MOORE  
27 Deputy County Counsel

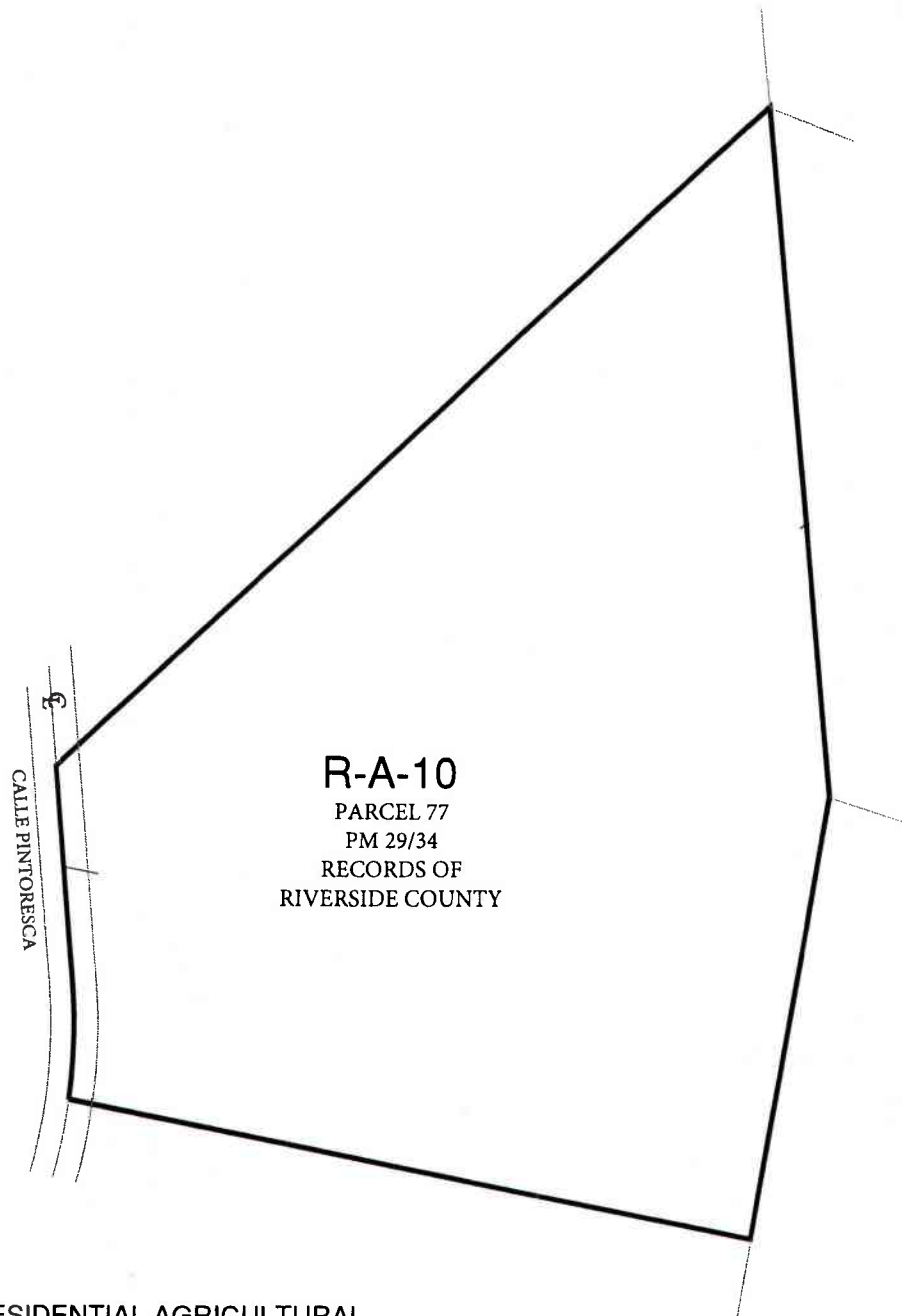
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NOV 02 2021 21-1



RANCHO CALIFORNIA AREA  
SEC. 22, T. 8 S., R. 3 W. S.B.B. & M.



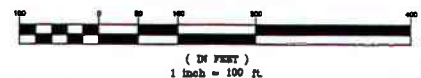
R-A-10

RESIDENTIAL AGRICULTURAL

MAP NO. 2.2472  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 1900003  
ADOPTED BY ORDINANCE NO. 348.4975  
(DATE) \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



GRAPHIC SCALE



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11 STATE OF CALIFORNIA )  
12 COUNTY OF RIVERSIDE ) ss

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

16 AYES: Jeffries, Spiegel, Washington, Perez and Hewitt

17 NAYS: None

18 ABSENT: None  
19  
20  
21

22 DATE: November 2, 2021

KECIA R. HARPER  
Clerk of the Board

23 BY:   
24 Deputy

25 SEAL

26  
27 Item 21.1  
28



## PLANNING COMMISSION HEARING REPORT OF ACTIONS AUGUST 18, 2021

### 1.0 CONSENT CALENDAR

- 1.1 **FOURTH EXTENSION of TIME REQUEST for TENTATIVE PARCEL MAP NO. 32379** – Applicant: South Ranch Construction Inc., c/o Al Harvey – Representative(s): MDS LLC, c/o Larry Markham and Nancy Leaman – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Highway 79 Policy Area – Location: Northerly of Mazoe Street, easterly of Pourroy Road, southerly of Auld Road, and westerly of Dickson Path – 21.01 Acres – Zoning: General Commercial (C-1/C-P) – Approved Project Description: Schedule “E” subdivision of 21.01 acres into three (3) commercial lots ranging in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres. The Project also included the realignment to Butterfield Stage Road and Auld Road – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**APPROVED** the Fourth Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2022.

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS **NONE**

### 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **TENTATIVE PARCEL MAP NO. 37398 and PLOT PLAN NO. 26346 – Intent to Adopt a Mitigated Negative Declaration** – EA43062 – Applicant/Representative: AVA Property Investments, LLC – Engineer/Rep.: Adkan Engineers – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Willows Avenue, southerly of Murrieta Hot Springs Road, easterly of Winchester Road, and westerly Sky Canyon Road – 10.98 Gross Acres – Zoning: Specific Plan No. 213 (Planning Area 24) – **REQUEST:** Tentative Parcel Map No. 37398 is a proposal for a Schedule “E” subdivision of two (2) current parcels totaling 10.98 gross acres into five (5) commercial lots with a minimum lot size of 0.68 acres. Plot Plan No. 26346 is a proposal for the siting, construction, and development of approximately 56,060 total building sq. ft. of a commercial and retail center on a 10.98 gross acre site. The Plot Plan includes the construction of five (5) buildings, including a grocery store, retail store, tire shop, drive through restaurant, and a car wash. A total of 308 parking stalls will be provided. APN’s: 920-120-034 and 920-120-035. Continued from July 21, 2021. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 43062; and,

**APPROVED** Tentative Parcel Map No. 37398; and,

**APPROVED** Plot Plan No. 26346, subject to the conditions of approval as modified at hearing.

### 4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CONDITIONAL USE PERMIT NO. 190038 and DEVELOPMENT AGREEMENT NO. 1900027 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190129 – Applicant: The Fuego Farms LLC – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Min.) – Location: Northerly of Carancho Road, easterly of El Calamar Road, and westerly of Deluz Road – 72.15 Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Conditional Use Permit No. 190038 proposes to construct a Cannabis cultivation facility with one (1) 4,800 sq. ft. building, twelve (12) 1,800 sq. ft. mature canopy greenhouses and six (6) 3,240 sq. ft. vegetation greenhouses. Development Agreement No. 1900027 would impose a lifespan on the proposed cannabis project and provide community benefit to Riverside County. APN: 933-020-005. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**CONTINUED** to September 1, 2021.



## PLANNING COMMISSION HEARING REPORT OF ACTIONS AUGUST 18, 2021

- 4.2 **TENTATIVE PARCEL MAP NO. 37586 and CHANGE OF ZONE NO. 190003 – Intent to Adopt a Mitigated Negative Declaration – CEQ180070** – Applicant: Giulio Padovini – Engineer: Ventura Engineering Inland, Inc. – First Supervisorial District – Rancho California Zoning Area – Santa Rosa Plateau Policy Area – Southwest Area Plan General Plan Designation: Rural; Rural Mountainous – Location: Northerly of Via Yerba, westerly of Via Tornado, and easterly of Calle Pintoresca – 20.24 Gross Acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – **REQUEST:** Schedule “H” subdivision of 20.24 acres into two (2) residential lots with 10 acre minimum lots sizes, Parcel 1 is approximately 10.101 gross acres (10.001 Net Acres) and Parcel 2 is 10.143 gross acres (9.939 Net Acres). One single family residence is existing, and one (1) additional single-family residence will be located on a new parcel. The Change of Zone is a request to change the Zoning Classification of the subject property from Residential Agricultural – 20 acre minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10). APN: 939-180-003. Project Planner: Brett Dawson at (951) 955- 0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0
- The Planning Commission Recommends that the Board of Supervisors take the following actions:
- ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180070; and,
- TENTATIVELY** Approve Change of Zone No. 190003; and,
- APPROVE** Tentative Parcel Map No. 37586, subject to the conditions of approval.
- 4.3 **CONDITIONAL USE PERMIT NO. 200032 and DEVELOPMENT AGREEMENT NO. 2000015 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – CEQ200070 – Applicant: Higher Point Cannabis – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Frontage Road, southerly of W. 6<sup>th</sup> Street, and westerly of Paseo Grande – 0.28 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 200032 proposes to use an existing 1,748 sq. ft. building as a cannabis retail storefront location and will include tenant improvements to the existing building and site. Development Agreement No. 2000015 would impose a lifespan on the proposed cannabis project and provide community benefit to the West Corona area. APN's: 102-250-057 and 102-250-059. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0
- CONTINUED** to September 22, 2021.
- 5.0 **WORKSHOP:**  
**NONE**
- 6.0 **RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION**
- 6.1 **RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION ITEM** Presented and opened for public to Receive and File the Executive Office Technical Committee's Recommended 2021 Riverside County Redistricting Process. A Public Hearing has been scheduled, pursuant to Elections Code section 21508; (c) Notwithstanding Section 54954.2 of the Government Code, before the Riverside County Advisory Redistricting Commission to receive public comment on the County's redistricting framework and map approval process. Contact: Rania Odenbaugh at (951) 955-1110 or email at [rodenbaugh@rivco.org](mailto:rodenbaugh@rivco.org).
- 7.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
- 8.0 **PLANNING DIRECTOR'S REPORT**
- 9.0 **PLANNING COMMISSIONERS' COMMENTS**



## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4 . 2

Planning Commission Hearing: August 18, 2021

### PROPOSED PROJECT

Case Number(s):	TPM No. 37586 CZ No. 1900003	Applicant(s):	Giulio Padovani
Select Environ. Type	Mitigated Negative Declaration		
Area Plan:	Southwest	Representative(s):	Ventura
Zoning Area/District:	Rancho California Area	Engineering Inland Inc.	
Supervisory District:	First District		
Project Planner:	Brett Dawson		
Project APN(s):	939-180-003		

  
John Hildebrand  
Planning Director

### PROJECT DESCRIPTION AND LOCATION

**Change of Zone No. 1900003** proposes to change the Zoning Classification of the subject property from Residential Agricultural, 20-acre minimum (R-A-20) to Residential Agricultural, 10-Acre Minimum (R-A-10).

**Tentative Parcel Map No. 37586** proposes a Schedule H subdivision of 20.24 acres into 2 residential lots with 10-acre minimum lots sizes. Parcel 1 is approximately 10.101 gross acres (10.001 net acres) and Parcel 2 is 10.143 gross acres (9.939 net acres). One single family residence is existing, and one additional single family residence will be located on a new pad.

The above description constitutes the "Project" as further referenced in this staff report.

The Project is located north of Via Yerba, west of Via Tornado, and east of Calle Pintoresca within the Southwest Area Plan – Santa Rosa Plateau/De Luz Policy Area.

### 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 CEQ180070**, 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. 1900003** amending the zoning classification for the subject property from Residential Agricultural 20-acre minimum (R-A-20) to Residential Agricultural 10-acre minimum (R-A-10), in accordance with the Change of Zone Exhibit, based upon the findings and



conclusions incorporated in the staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE PARCEL MAP NO. 37586**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, pending final adoption of the zoning ordinance for Change of Zone No. 1900003 by the Board of Supervisors.

<b>PROJECT DATA</b>	
<b>Land Use and Zoning:</b>	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Mountainous (R:RM)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Santa Rosa Plateau/De Luz Policy Area
Surrounding General Plan Land Uses	
North:	Rural Mountainous (RM)
East:	Rural Mountainous (RM)
South:	Rural Mountainous (RM)
West:	Rural Mountainous (RM)
Existing Zoning Classification:	Rural Agricultural 20 Acre Minimum (R-A-20)
Proposed Zoning Classification:	Rural Agricultural 10 Acre Minimum (R-A-10)
Surrounding Zoning Classifications	
North:	Rural Agricultural 10 Acre Minimum (R-A-10)
East:	Rural Agricultural 20 Acre Minimum (R-A-20)
South:	Rural Agricultural 20 Acre Minimum (R-A-20)
West:	Rural Agricultural 20 Acre Minimum (R-A-20)
Existing Use:	Existing single family residence
Surrounding Uses	
North:	Existing single family residence
South:	Existing single family residence
East:	Vacant
West:	Existing single family residence

**Project Details:**



<b>Item</b>	<b>Value</b>	<b>Min./Max. Development Standard</b>
Project Site (Acres):	20.24 acre	20 acre (10 with Change of Zone)
Existing Building Area (SQFT):	N/A	
Proposed Building Area (SQFT):	N/A	
Floor Area Ratio:	N/A	
Proposed Minimum Lot Size:	10.101 acre	10 (with CZ)
Total Proposed Number of Lots:	2	2
Map Schedule:	H	

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Moderate/Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 7439
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Site Characteristic

The property comprises of 20.24 acres and has an existing home that is accessible from Calle Pintoresca. The site's elevation slopes upwards from its eastern boundary to the western boundary. The lowest elevation at the eastern boundary is approximately 1,280' Above Sea Level (ASL) and the elevation where the existing home is located is approximately 1,560' ASL. The project site was once used as an avocado grove.

### Background:

The project site has a General Plan Foundation Component of Rural (R) and land use designation of Rural Mountainous (RM). The R-RM designation allows single family homes on a minimum of 10 acres, limited animal keeping, and agricultural uses. It is applied to areas where 70% of the area has slopes of 25% or greater. The project is located within the Santa Rosa Plateau/De Luz Policy Area within the Southwest Area Plan.

The project site's zoning classification is Residential Agricultural 20-acre minimum (R-A-20). Change of Zone No. 1900003 is a request to change the zoning classification to Residential Agricultural 10-Acre minimum (R-A-10) in order to divide the property into two 10-acre residential lots as shown on the Tentative Parcel Map No. 37586 exhibit. Approval of the zone change, and parcel map will create two lots that are consistent with the General Plan R-RM designation.

Tentative Parcel Map No. 37586 was submitted to the County of Riverside on July 18, 2018 and Change of Zone No. 1900003 was submitted to the County of Riverside on February 11, 2019.

## **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). Based on the findings in the Environmental Assessment No. CEQ180070 the project will not have a significant effect on the environment with incorporation of mitigation measures addressed in the Initial Study. The Initial Study identified potentially significant impacts in regard to the issues areas of Paleontological Resources and Tribal Cultural Resources; however, with incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to CEQA Guidelines. The IS and Mitigated Negative Declaration represents the independent judgment of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105 on July 28, 2021 and no comments were received.

## **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 has a General Plan Land Use Designation of Rural: Rural Mountainous (R:RM) (10-acre minimum) located within the Santa Rosa Plateau/De Luz Policy Area within the Southwest Area Plan.

The Rural Mountainous land use designation generally allows single family residential uses with a maximum residential density of one dwelling unit per 10 acres. The Tentative Parcel Map No. 37586 proposes two lots of 10.101 and 10.143 acres, whereby the proposed use will comply with the General Plan.

2. The project is located within the Santa Rosa Plateau/De Luz Policy Area and is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. This policy area supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve.



The Policy Area has two policies that provides additional development guidance. Policy Southwest Area Plan (SWAP) 5.1 allows residential parcels as small as five acres provided that the policy criteria are met. The project does not propose lots smaller than 10 acres; therefore, complying with this policy. Policy SWAP 5.2 calls for the preservation of land within the Santa Rosa Plateau Ecological Reserve, excluding any privately owned parcels, for habitat and open space uses. The project is not within the reserve and therefore this policy does not apply, however the majority of the two lots will remain untouched, with grading on one lot taking a small fraction of the overall parcel.

Regarding Land Use Policy 21.1 "Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural or manufactured appearance," the underlying planning design philosophy of this policy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

Land Use Policy 21.3 states "Ensure that development does not adversely impact the open space and rural character of the surrounding area." The overall design of the map will correspond with the surrounding area, by creating a lot for one single family home on a large rural lot. The lot will require minimal grading on a small section of the lot while the majority of the site will remain untouched, whereby complying with Land Use policy 21.3.

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

Change of Zone No. 1900003 is a proposal to change the project site's Zoning Classification from Residential Agricultural, 20-acre minimum (R-A-20) to Residential Agricultural, 10-Acre Minimum (R-A-10) and is subject to the following findings:

1. The project site's existing Zoning Classification is Residential Agricultural, 20-acre minimum (R-A-20). The proposed Change of Zone No. 1900003 requests to change the project site's Zoning Classification to Residential Agricultural 10-acre minimum (R-A-10). Proposed Change of Zone No. 1900003 is consistent with the Riverside County General Plan for the land use designation of Rural: Rural Mountainous (R:RM) because R:RM requires a 10-acre minimum for single family residential uses. As detailed above in the Land Use Findings, the proposed R-A-10 zoning classification will provide the opportunity to create two residential lots, as proposed by Tentative Parcel Map No. 37586, that are consistent with the R:RM designation; specifically, R:RM allows a density of one dwelling unit per ten gross acre. The proposed 10 acre minimum will create lots that are consistent with the existing development pattern that surrounds the project site. R:RM designation allows for limited animal keeping and agriculture. R-A zoning classification permits residential and agricultural uses that are encouraged in the R:RM designation. Therefore, the proposed Change of Zone is consistent with this finding.

2. The proposed Change of Zone would maintain the primarily rural style residential atmosphere of the community that exists in the area, thus creating a compatible land use pattern that assists in protecting public health, safety, and welfare which is the foundational purpose of a General Plan. Therefore, the proposed Change of Zone is consistent with this finding.

### **Tentative Parcel Map Findings**

The following findings shall be made prior to making a recommendation to grant a Tentative Parcel Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460 (Subdivisions):

Tentative Parcel Map No. 37586 is a Schedule "H" subdivision that proposes to subdivide 20.24-acres into two (2) residential lots: Parcel 1 is approximately 10.101 gross acres (10.001 net acres) and Parcel 2 is 10.143 gross acres (9.939 net acres). The findings required to approve a Tentative Parcel Map No. 37586, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed in the previous Land Use Findings. The proposed project consists of a schedule "H" subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, and Ordinance No. 348. The project specifically complies with the Schedule "H" improvement requirements of Ordinance No. 460, domestic water supply via Western Municipal Water District, and fire protection with appropriate fire hydrant spacing. This meets the requirement set forth in the California Administrative Code Title 22, Chapter 216, as required by Ordinance No. 460. The above land use findings detail how the design and improvements are consistent with the General Plan, and Ordinance No 348 zoning. The roads are maintained by the De Luz Community services district. The Environmental Health, and Transportation Departments have reviewed the project and approved it with conditions of approval. There is no applicable specific plan or community plan for this property. Therefore, the proposed Project is consistent with this finding.
2. The site of the proposed land division is physically suitable for the type of development, as the site is safely accessible from Calle Pintoresca, onsite wastewater treatment systems are required to be certified by Environmental Health Department (COA 50- E Health 1 C 42 Certification), the project is conditioned to comply with Hillside Development Standards (COA 060 – Planning Hillside development Standards), Slope Grading Techniques and Urban Wildlands Interface Guidelines, and a deed restriction shall be recorded over the area

delineated as "potential riverine/riparian" as indicated in Figure 12 of the MSCHP Compliance Document HANS190002 prior to issuance of a grading permit. This subdivision is consistent with the proposed General Plan land use designation of R:RM as noted in the previous Land Use Findings, therefore the proposed Project is consistent with this finding.

3. The site of the proposed land division is physically suitable for the proposed density of the development, because the overall density and lot size proposed are compatible with the existing and planned surrounding land uses, which generally consist of Residential Agricultural (R-A) zone with 20 and 10 acre minimums. The density is consistent with the land use designation of R-RM which "allows a density of one dwelling per 10 gross acre" as noted in the previous findings. Therefore, the proposed Project is consistent with this finding.
4. The design of the proposed map is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Based on the final Western Riverside County MSHCP (adopted June 17, 2003), the site is located within a proposed Conservation Planning (MSHCP) Criteria Area. The entire site is located within Cell # 7439 which is in the southern portion of Criteria Cell Group "J". Conservation within Cell Group J will contribute to assembly of Proposed Linkage 10. Conservation within this Cell Group will focus on chaparral and grassland habitat. Areas conserved within this Cell Group will be connected to chaparral habitat proposed for conservation in Cell #7005 and #7075 both to the west and to chaparral and grassland habitat proposed for conservation in Cell Group K to the east. Conservation within this Cell Group will range from 15% -25% of the cell group focusing in the northern portion of the Cell Group. The northern portion of Criteria Cell Group "J" comprises the central portion of the Proposed Linkage 10. According to the MSHCP, Proposed Linkage 10 is a 5.5 mile long by one mile wide upland linkage that will extend from the Santa Rosa Plateau Ecological Reserve (Existing Core F) to the Santa Margarita Ecological Reserve (Existing Core G). The linkage provides live-in habitat for many species and provides movement for bobcat and mountain lion. Therefore impacts are less than significant.
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems because, the initial study and mitigated negative declaration, Environmental Assessment No. CEQ180070, prepared for the project determined that the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality Hazards and Noise. Therefore, the proposed Project is consistent with this finding.
6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "H" Map.



*Schedule "H" Parcel Map Findings*

- a. Based upon review by staff, the proposed Tentative Parcel Map is consistent with the minimum improvements as outlined in Section 10.13.A.2 (Schedule "H" Parcel Map Division) or Ordinance No. 460 as follows:

**Streets.** The minimum improvements for streets shall be as follows:

1. Parcels of no less than 5 acres in gross area.
  - a. Proposed Streets. No improvements are required. A Centerline study profile of the map street dedications shall be submitted to the Transportation department for review and approval. Transportation Condition of Approvals (50- Intersection/50' Tangent) state, "All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curb face or as approved by the Transportation Planning and Development Review Division Engineer."
  - b. If the streets are to be accepted for maintenance by the County, the improvements shall be as follows:
    - i. All streets except as noted in ii and iii below shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 106, Section B, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions.
    - ii. Non-circulatory streets located in an area where the geography will not sustain parcels of less size may have street section reduces to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461.
    - iii. Rural Residential (Local) roads shall not be less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 138.

The roads are maintained by the De Luz Community Resources District. Condition of Approval 80 Transportation 1 De Luz CSD Encroachment Permit requires "prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the De Luz Community Service District (CSD)

maintain road, clearance and or/an encroachment permit must be obtained by the applicant from De Luz CSD."

The following advisory notification ensures that the requirements of Ordinance No. 460 as it pertains to Schedule H street improvements have been met:

"With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with the Riverside County Road Improvement Standards (Ordinance 461). It understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The ordinance and all conditions of approval are essential parts and a requirement occurring on ONE as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department."(AND Transportation 4 STD Intro 460/461)

Access Roads: legal access shall be provided as defined in Section 3.10 of Ordinance No. 460. The project has been reviewed and conditioned by the County of Riverside Transportation Department, and found to comply with Ordinance No. 460. The project is accessible from Calle Pintoresca. This road is maintained by the De Luz Community Service District (CSD), as such, the project includes condition of approval 80 Transportation 1 that requires an encroachment permit from the De Luz CSD prior to issuance of a building permit or any use allowed by the Project.

- c. **Street Improvement Plans.** For the purpose of this section, Street Improvement Plans means plans prepared by a registered civil engineer and, as approved by the Transportation Department. The plans shall be drawn on acceptable reproducible material, drawn to a horizontal scale of not greater than 80 feet to an inch, a vertical scale of not greater than 8 feet to an inch, and contain a contour interval plotting of no greater than 5 feet.

The plans shall show the following; The existing ground line profile at centerline, the plan view layout of all right of way dedications, the water courses and the rate of surface runoff for a 100-year storm, the proposed drainage facilities within road dedications, the roadway cut and fill slope requirements, and all major topographic features and existing improvements. Design parameters shall be in compliance with Ordinance Nos. 460 and 461, unless otherwise approved by the Director of Transportation

The Project has been reviewed and conditioned by the County of Riverside Transportation Department and Flood Control District and found to comply

with Ordinance No. 460 as shown on the exhibit and Project plans. Future development of the site will incorporate required water quality and erosion control measures from the County of Riverside and the San Diego Regional Water Quality Control Board to ensure that the quantity of surface water runoff discharged off the site is not adversely altered when compared to existing conditions.

(050 Flood 1 Delineate Watercourse on ECS) states "The natural watercourses traversing the property shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet saying 'Natural watercourses must be kept free of all buildings and obstructions. Any fencing shall be corral style rail and post'"

- d. Other improvements. Domestic water, fire protection facilities and electrical communication facilities shall be as required by the advisory agency. The Project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implantation of, or physically interfere with an emergency response plan or an emergency evacuation plan, therefore there is a less than significant impact. The Riverside County Fire Department has conditioned the project with the following Advisory Notification to address fire protection:

"The land division is located within the "SRA Very High/Moderate Fire Hazard Severity Zones" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance." (AND Fire 1 Gen-Fire).

- e. Sewage Disposal. The minimum requirements for sewage disposal shall be as follows:
  - i. No sewage disposal collection system is required; however the land divider may be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board Standards.

The Department of Environmental Health has required a floor plan on any proposed structure showing all proposed plumbing fixtures must be submitted for review to ensure proper septic tank sizing prior to issuance of a building permit. (080 E Health 1 OWTS Plans)

- f. Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements specified within this section;
  - i. Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act, and Riverside County Ordinance No. 509.
  - ii. Lands zoned A-1, A-2, or A-P, or A-D identified in the Riverside County Comprehensive General Plan as important farmland shown on the Agricultural Resources Map, and not less than 5 acres in size.

The agricultural land exemptions do not apply as the Project area is zoned Residential Agricultural, 20 Acre Minimum (R-A-20) and proposes to change the zone to Residential Agricultural, 10-Acre Minimum (R-A-10). The site is surrounded by similar uses, and will not impact agricultural lands. In addition, the project area is not within an established agricultural preserve formed pursuant to the California Land Conservation Act and Riverside County Ordinance No. 509.

- 7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. Improvements for the proposed Project will be incorporated into the right of way along Calle Pintoresca. Therefore, the proposed Project is consistent with this finding.
- 8. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's proposed Zoning Classification of Residential Agriculture (R-A-20) 20 acre minimum. As proposed, Parcel 1 will consist of approximately 10.101 gross acres (10.001 net acres) and Parcel 2 will consist of approximately 10.143 gross acres (9.939 net acres) Therefore, the proposed Project is consistent with this finding.

**Development Standards Findings:**

Change of Zone No. 1900003 is a proposal to change the project site's Zoning Classification from Residential Agricultural, 20-acre minimum (R-A-20) to Residential Agricultural, 10-Acre Minimum (R-A-10). The development standards of the proposed Residential Agricultural 10-acre minimum (R-A-10) zone classification requires a minimum lot size of 10 acres. The proposed Project will conform to this standard because the minimum lot sizes for the proposed project will be within the range of 10 acres: Parcel 1 will consist of approximately 10.101 gross acres (10.001 net acres) and Parcel 2 will consist of approximately 10.143 gross acres (9.939 net acres).



The development standards of the proposed Residential Agricultural 10-acre Minimum (R-A-10) zone requires a minimum lot size of 20,000 square feet, with minimum width of 100 feet and minimum average lot depth of 150 feet. The proposed project conforms to the standard because the minimum lot depth for each residential lot will be within the range of 1,300 feet. The minimum width of the lots are 128 feet and 146 feet.

**Other Findings:**

1. The project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
2. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 28, 2019. No response was received from Cahuilla Band of Indians, Colorado River Indian Tribes, or the Soboba Band of Luiseño Indians. The Pala Band of Mission Indians declined consultation and the Morongo Band of Mission Indians deferred to closer tribes. Consultations were requested by Temecula Band of Luiseño Indians (Pechanga) and the Rincon Band of Luiseno Indians. Consultation was initiated with Rincon on August 5, 2020. Rincon provided information that the project was within ¼ mile of a Luiseno Place name. The Project report was provided to Rincon on September 29, 2020 and the conditions of approval were sent to the tribe on December 24, 3030.

Consultation was initiated with Pechanga on April 19, 2019 and a meeting was held on July 26, 2019. (Pechanga) indicated the Project is located within a highly sensitive cultural area and provided information that the Project lies within a Traditional Cultural Property (TCP).

Both tribes expressed concern that there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the Project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. In addition, conditions of approval that dictate the procedures to be followed should any unanticipated cultural resources or human remains be identified during ground disturbing activities has been placed on this project. With the inclusion of these Conditions of Approval/ Mitigation Measures, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

3. 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.
4. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).
5. The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) Southwest Area Plan. A Habitat Acquisition and Negotiation

Strategy (HAN190002) application was submitted and reviewed, and the site was determined that none of the parcel would need to be set aside as conservation.

**Fire Findings:**

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a moderate very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Ordinance No. 787.8 Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation. The Riverside County Fire Department has conditioned the project to provide emergency access per Ordinances 460 and 787, adequate water systems for fire protection. It is conditioned that all buildings constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. In addition, it is conditioned that the angles of approach and departure for fire apparatus access roads (driveways used for fire access) shall be a maximum of 6 percent grade for 25 feet of approach/departure. Turnarounds may be required.
  - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
  - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – requiring that the site have fuel modification standards acceptable to the Riverside County Fire department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall have covered or have dead brush overhang on the roof line and requiring that the roof structure shall be maintained free of leaves, needs or other vegetation, standards for signs identifying streets, roads and buildings. All necessary roadway



infrastructure exists and the project site is located adjacent to Calle Pintoresca. There is adequate accessibility to the project site for all emergency service vehicles.

**Conclusion:**

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

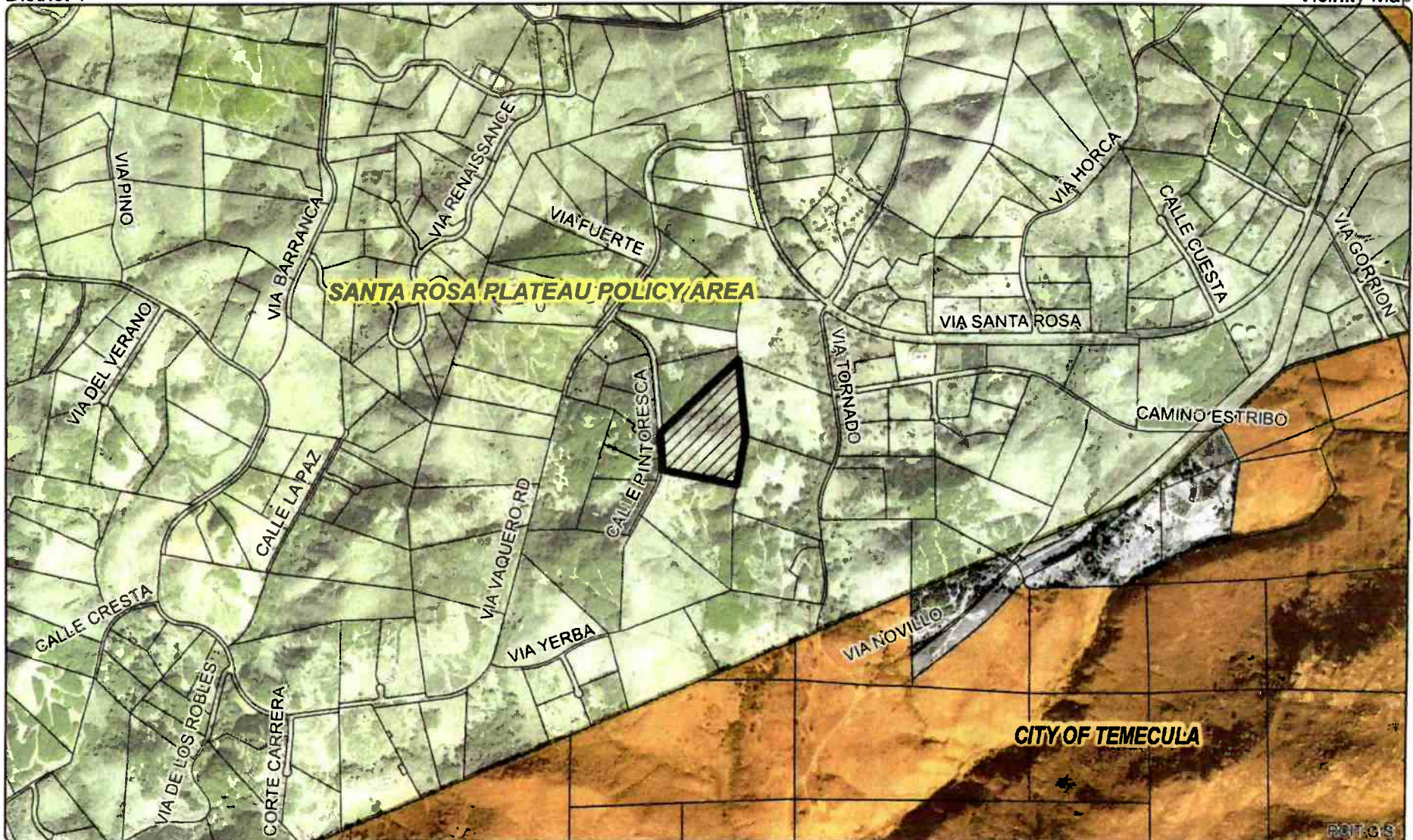
**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07692 PM35849**  
**VICINITY/POLICY AREAS**

Supervisor: Jeffries  
 District 1

Date Drawn: 05/07/2019  
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, 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) 950-8200 (Western County) or in Palm Desert at (760) 865-8777 (Eastern County) or Website: [www.riversidecounty.net](http://www.riversidecounty.net)



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ190003 TPM37586

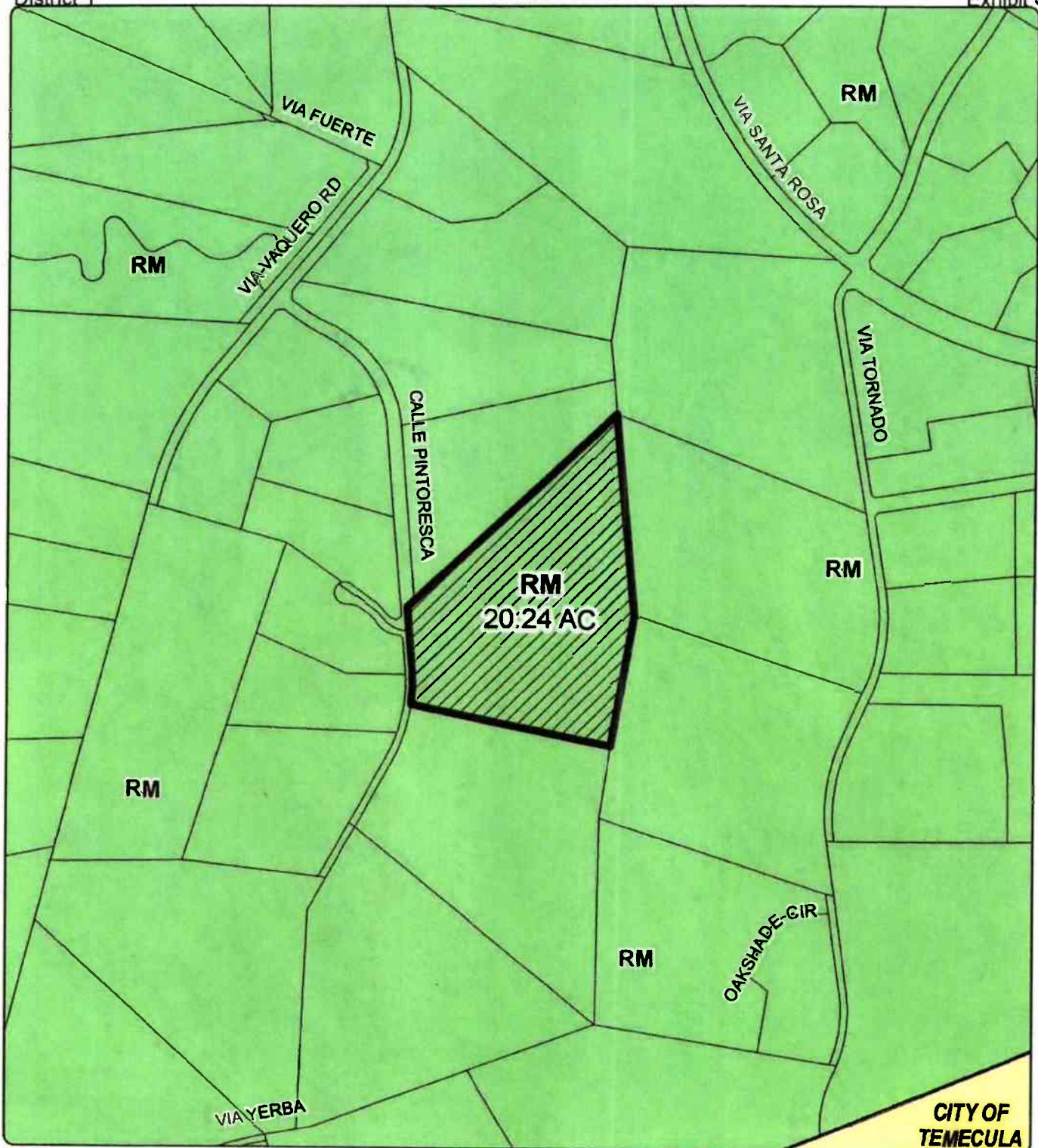
EXISTING GENERAL PLAN

Supervisor: Jeffries

District 1

Date Drawn: 05/07/2019

Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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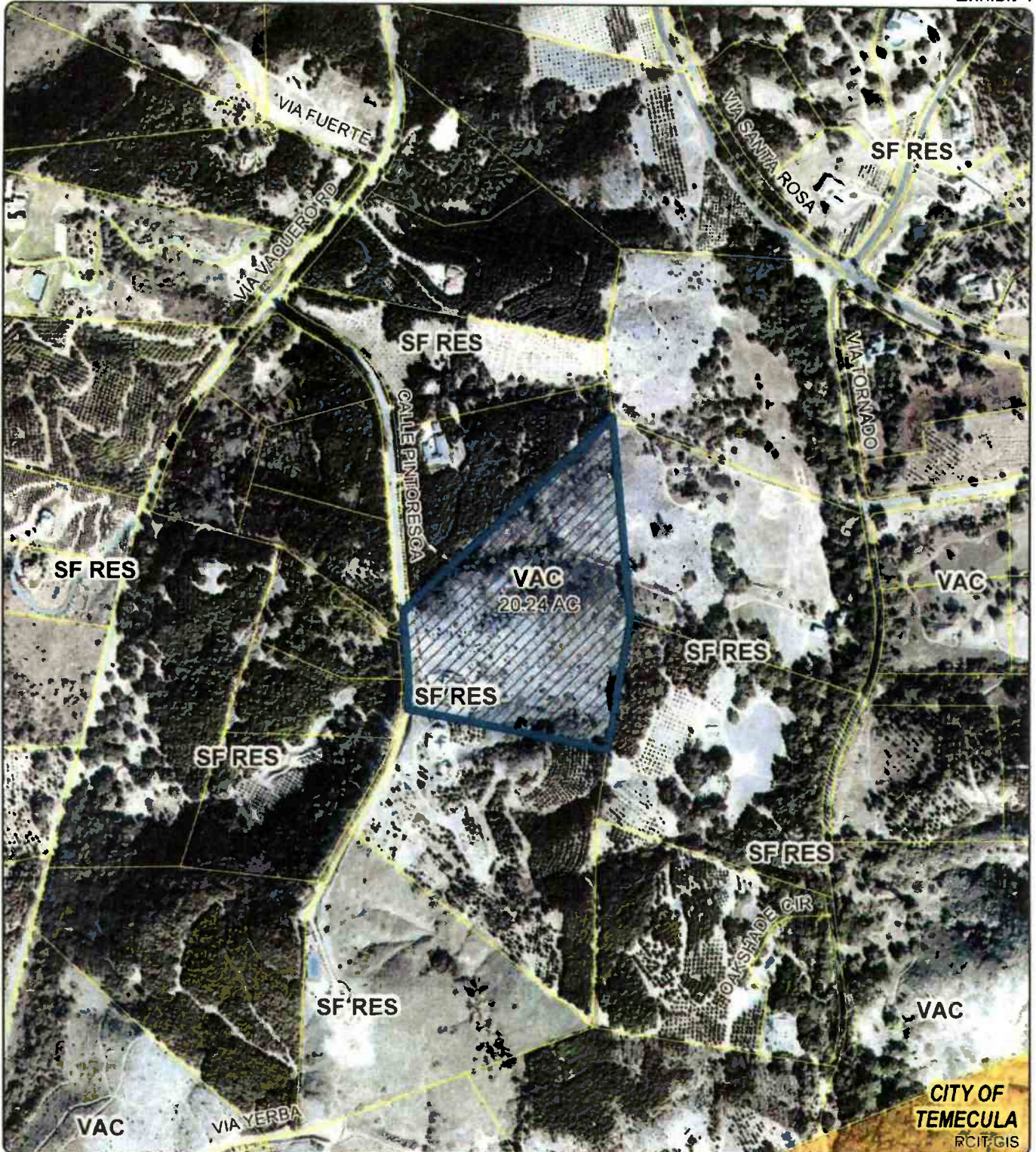


RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ190003 TPM37586

Supervisor: Jeffries  
District 1

Date Drawn: 10/24/13  
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

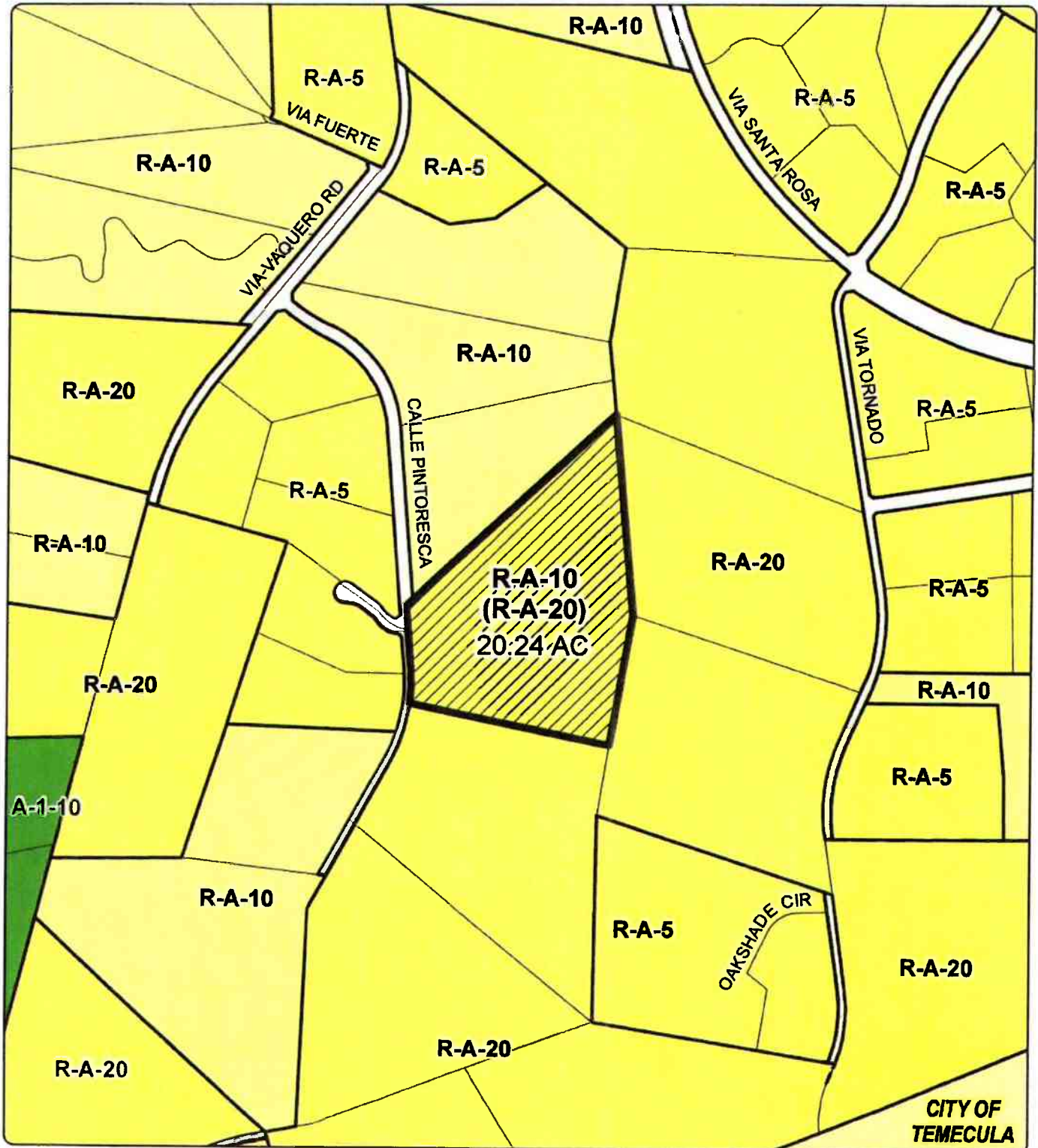
## CZ190003 TPM37586

Supervisor: Jeffries  
District 1

Date Drawn: 05/07/2019

Exhibit 3

### PROPOSED ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



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Site Photo Exhibit  
APN: 939-180-003



Photo A



Photo B

Site Photo Exhibit  
APN: 939-180-003



Photo C



Photo D



Site Photo Exhibit  
APN: 939-180-003



Photo E



Photo F

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

**Environmental Assessment (CEQ / EA) Number:** CEQ180070  
**Project Case Type (s) and Number(s):** TPM37586 and CZ1900003  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Brett Dawson, Project Planner  
**Telephone Number:** (951) 955-0972  
**Applicant's Name:** Giulio Padovani  
**Applicant's Address:** 9 Quail Court Basking Ridge NJ 07920

**I. PROJECT INFORMATION**

**Project Description:**

Change of Zone No. 1900003 proposes to change the site's zoning classification from Residential Agricultural, 20-acre minimum (R-A-20) to Residential Agricultural, 10-Acre minimum (R-A-10).

The Tentative Parcel Map No 37586 is a Schedule "H" parcel map proposing to subdivide 20.24 gross acres into two (2) residential lots, Parcel 1 is approximately 10.101 gross acres (10.001 net acres) and Parcel 2 is 10.143 gross acres (9.939 net acres). One single family residence is existing, and one additional single-family residence will be located on a new pad.

The above description above constitutes the "Project: as further referenced in this document.

The project is located within the Rancho California Zoning Area, and the Santa Rosa Plateau/De Luz Policy Area of the Southwest Area Plan located north of Via Yerba, west of Via Tornado, east of Calle Pintoresca.

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

**B. Total Project Area:**

<b>Residential Acres:</b> 20.24	<b>Lots:</b> 2	<b>Units:</b>	<b>Projected No. of Residents:</b> 8
<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):** 939-180-003

**Street References:** The project is located north of Via Yerba, west of Via Tornado, east of Calle Pintoresca, at 45444 Calle Pintoresca Temecula, CA 92590.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 8 South, Range 3 West Section 22.

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The topography of the project area consists of rolling hills, sparse trees, mostly coastal sage scrub, with a dirt road bisecting the property. Surrounding land uses include vacant land, agricultural groves and single-family residences. The project area is surrounded by lots that varies in size from approximately 4.4 acres to 22.1 acres.



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

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

- 1. Land Use:** The proposed project meets the requirements of the General Plan Land Use Designation of Rural: Rural Mountainous (R:RM) and all applicable policies. The project will create two lots that meets the density requirement of R:RM designation, which is one dwelling unit per ten gross acres. The R-A-10 zoning classification allows for uses that are supported in the R:RM designation, which are large residential lots, limited animal keeping, and agriculture. The proposed project meets the applicable Land Use (LU) Element and Southwest Area Plan (SWAP) Policies LU 1.1, 1.3 and 1.4. The project's conditions of approval include slope grading techniques and hillside development standards to ensure future grading will blend with the undeveloped natural contours (LU 21.1). The property is safely accessible from an existing road and the site, a water will serve letter is required for prior to building permit issuance, and the site will have adequate septic system (LU 21.2). The project was conditioned to protect natural watercourses and potential riverine/riparian area (LU 21.3). Regarding Land Use Policy 21.1 "Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural or manufactured appearance," the underlying planning design philosophy of this policy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible. The project is within the Santa Rosa Plateau/De Luz Policy area of the SWAP. The Policy Area has two policies that provides additional development guidance. Policy Southwest Area Plan (SWAP) 5.1 allows residential parcels as small as five acres provided that the policy criteria are met. The project does not propose lots smaller than 10 acres; therefore, this policy does not apply. Policy SWAP 5.2 calls for the preservation of land within the Santa Rosa Plateau Ecological Reserve, excluding any privately owned parcels, for habitat and open space uses. The project is not within the reserve and therefore this policy does not apply.
- 2. Circulation:** Adequate circulation facilities exist are proposed to serve the project. The proposed project meets with all applicable circulation policies in the General Plan. The project that will provide access for the residences off of Calle Pintoresca.
- 3. Multipurpose Open Space:** The proposed project meets all relevant Multipurpose Open space Policies. The applicant completed the Habitat Evaluation and Acquisition Negotiation Process (HANS190002) for compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and is conditioned to comply with the provisions of the MSHCP (OS 17.1 – OS 18.4).
- 4. Safety:** The proposed project is within a State responsibility moderate and very high fire area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area that have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.

6. **Housing:** The proposed project will create one additional residential lot and does not conflict with the goals of the Housing Element.
7. **Air Quality:** The proposed project has been conditioned to control any 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 Health Community Policies: HC 2.2; HC 3.3; HC 4.1; HC 9.2; HC 14.1.

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

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

**D. Land Use Designation(s):** Rural Mountainous (10-acre min)

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

**F. Policy Area(s), if any:** Santa Rosa Plateau/De Luz Policy Area

**G. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Southwest Area Plan to the north, south, east and west.
2. **Foundation Component(s):** Rural to the north, south, east and west.
3. **Land Use Designation(s):** Rural Mountainous to the north, south, east and west.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Santa Rosa Plateau/De Luz Policy Area to the north, south, east and west.

**H. Adopted Specific Plan Information**

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

**I. Existing Zoning:** Residential Agricultural ,20 Acre minimum (R-A-20)

**J. Proposed Zoning, if any:** Residential Agricultural, 10 Acre minimum (R-A-10)

**K. Adjacent and Surrounding Zoning:** Residential Agricultural 20 Acre minimum and 10 Acre minimum

## **II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

### III. DETERMINATION

On the basis of this initial evaluation:


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

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

7/28/21  
Date

  
Printed Name

For: John Hildebrand,  
Planning Director



#### IV. 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.

AESTHETICS Would the project:			
Potentially Significant Impact	Less than Significant	Mitigation with Inconsequential	Significant Impact Less Than No

##### 1. Scenic Resources

a) Have a substantial effect upon a scenic highway corridor within which it is located?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including 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 the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

##### Findings of Fact:

A) The General Plan indicates that the project is not located within or visible from a designated scenic corridor, therefore, the project will have no impacts.

b-c) The proposed project will not substantially damage scenic resources or degrade the existing visual character or quality of public views, including, but not limited to, trees, and unique landmark features, open to the public, as these features do not exist on the project site. There are several rock outcroppings on the site, as the area is mountainous. The rock outcroppings are sparse and unexceptional, they are typically of the many outcroppings of the area. The project will not result in the creation of an aesthetically offensive site open to public view. There are no scenic resources onsite. The potential creation of an additional single family home on each of two 10-acre lots will be consistent with the existing residential lots in the surrounding area. The project was conditioned to comply with Slope Grading Techniques (Condition of Approval, COA 060- Planning. 11) and Hillside Development Standards (General Plan LU 12.1) (COA 060 - Planning- 2) to minimize impacts to natural slopes. Therefore, impacts are considered less than significant.

**AGRICULTURE & FOREST RESOURCES Would the project:****Monitoring:** No monitoring is required.**Mitigation:** No mitigation is required.

a-b) The parcels created by this tentative map will likely ultimately be developed with residential units similar in character with any surrounding residential development. The project shall comply Ordinance No. 915 to reduce light trespass and associated glare from the project site (Advisory Notification Document, AND - Federal, State & Local Regulation Compliance). Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels. Therefore, impacts are considered less than significant.

**Findings of Fact:****Source(s):** On-site Inspection, Project Application Description

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

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

**Monitoring:** No monitoring is required.**Mitigation:** No mitigation is required.

a) According to the GIS database, the project site is located approximately 20 miles away from Mt. Palomar Observatory within Zone B of Ordinance No. 655. The project has the potential to interfere with the observatory. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. These requirements are considered standard and not mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

**Findings of Fact:****Source(s):** GIS database, Ord. No. 655 (Regulating Light Pollution)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**2. Mt. Palomar Observatory**

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

**Monitoring:** No monitoring is required.**Mitigation:** No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

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

The Residential Agricultural Zone (R-A) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence that preserve the agricultural character of the area. The site is not subject to a Williamson Act Contract, Agricultural Preserve, or Agriculture General Plan designation. As the site is designated and zoned for residential and agricultural development and is not located on Prime farmland, Farmland of Statewide Importance and Farmland of Local Importance in the County, this impact is considered less than significant. The project site is located within the vicinity of large lots that ranges in size from 4 acres to 20 acres. The surrounding land uses include residential and agricultural uses (i.e. avocado groves). These uses may coexist in the R:RM and R-A Zone. The project will create an additional residential lot that aligns with the existing development pattern of this area. Therefore, the project would not conflict with the existing agricultural uses that are within the project vicinity.

b) The project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore, there is no impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

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

**Monitoring:** No monitoring is required.

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

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

**Findings of Fact:**

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore there is no impact.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore there is no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY Would the project:**

<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The project site is located in the South Coast Air Basin (SCAB). The project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Basin's air quality management plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP. Additionally, since SCAG's regional growth forecasts are based upon, among other things, land uses designated in County general plans, a project that is consistent with the land use designated in a County's General Plan would also be consistent with the SCAG's regional forecast projections, and thus also with the AQMP growth projections.

The proposed project is consistent with the designated land uses allowed in the Riverside County General Plan and the Southwest Area Plan. Consequently, the growth resulting from project implementation would be consistent with SCAG's regional forecast projections, and, in turn, would also be consistent with the growth projections accounted for in SCAQMD's AQMP. Therefore, the project would not conflict with, or obstruct, implementation of the AQMP and this impact would be less than significant.

b) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan requirements, land use designations, and the Southwest Area Plan policies. The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed project would not exceed emissions protected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in the EIR No. 521 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. However, the proposed project will result in only one more single family residence, and projects of this type and size do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a project-specific or cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, due to the type and small size of the project, it is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors, therefore impacts will be less than significant.

e) The project will not create objectionable odors affecting a substantial number of people. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

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

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

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

**Source(s):** GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, "Tentative Parcel Map 37586 Western Riverside County MSHCP Compliance Document HANS 190002, by Searl Biological Services, dated revised September 19, 2019".

**Findings of Fact:**

**a) Western Riverside County Multiple Species Habitat Conservation Plan**

The Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) has a plan area of about 1.26 million acres, or 1,970 square miles, extending from the western county boundary to the San Jacinto Mountains. Roughly 506,000 acres are designated reserves, and the plan covers 146 species and 14 natural communities. The WRC MSHCP was approved by the US Fish and Wildlife Service and California Department of Fish and Wildlife (CDFW) in 2004 and is administered by the Western Riverside County Regional Conservation Authority (RCA).

Based on the final Western Riverside County MSHCP (adopted June 17, 2003), the site is located within a proposed Conservation Planning (MSHCP) Criteria Area. The entire site is located within Cell # 7439 which is in the southern portion of Criteria Cell Group "J". Conservation within Cell Group J will contribute to assembly of Proposed Linkage 10. Conservation within this Cell Group will focus on chaparral and grassland habitat. Areas conserved within this Cell Group will be connected to chaparral habitat proposed for conservation in Cell #7005 and #7075 both to the west and to chaparral and grassland habitat proposed for conservation in Cell Group K to the east. Conservation within this Cell



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Group will range from 15%-25% of the cell group focusing in the northern portion of the Cell Group. The northern portion of Criteria Cell Group "J" comprises the central portion of the Proposed Linkage 10. According to the MSHCP, Proposed Linkage 10 is a 5.5 mile long by one mile wide upland linkage that will extend from the Santa Rosa Plateau Ecological Reserve (Existing Core F) to the Santa Margarita Ecological Reserve (Existing Core G). The linkage provides live-in habitat for many species and provides movement for bobcat and mountain lion. Because the project is in the southern portion of Group J, impacts are less than significant.

b) No federal or state listed endangered or threatened species were observed during the field survey conducted by Searl Biological Services on September 19, 018N. No impacts to any endangered, or threatened species will occur.

c) The project has been conditioned to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60, EPD, 1). Therefore, impacts are considered less than significant. The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MTBA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1<sup>st</sup> through September 15<sup>th</sup>). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MCO 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 or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MCO with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them 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 or building 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 EPD for review, documenting the results of the survey.

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

e-f) Tentative Parcel Map 37586 Western Riverside County MSHCP Compliance Document HANS 190002, by Searl Biological Services, dated revised September 19, 2019. States that no evidence of vernal pools or fairy shrimp habitat was detected on site. The property is located in the southern portion of Criteria Cell Group "J" outside of the 15%-25% targeted Additional Reserve Land (ARL) area. The Property would not contribute to the goals for Proposed Linkage 10 as ARL. The northern 20% of Criteria Cell Group "J" consisted of available land or targeted habitats in order for the ARL requirements to be met without the inclusion of the Property. TPM 37586 is consistent with the Criteria for Cell Group "J".

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Two potential riparian/riverine features, Features A and B were present on the property outside of any proposed development areas. These ephemeral drainages were present on east-facing slopes outside of the 0.78 acre development footprint for TPM37586. Feature A, the nearest to the development footprint, was located approximately 130-feet north of the project area. No direct or indirect impacts will occur on either of the features. Riverine features A and B will be required to have a deed restriction placed on the Final Map and grading plans so there will be no disturbance to these areas.

Condition of approval (0060-EPD-Deed Restriction) requires "Project must 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 final exhibit for recordation.

Prior to a grading permit being issued, an ECS must be on the final exhibit as a deed restriction for recordation as referenced in the document on Figure 12 in the "Tentative Parcel Map 37586 Western Riverside County MSHCP Compliance Document HANS 190002, by Searl Biological Services, dated revised September 19, 2019". Whereby impacts are considered insignificant.

g)The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

**Source(s):** On-site Inspection, Project Application Materials August 2019 LSA PDA 7061: Phase I Cultural Resources Assessment 45444 Calle Pintoresca, Riverside County, California-

#### Findings of Fact:

a) Based upon analysis of records and a survey of the property by LSA, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

9. Archaeological Resources	a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sources:** On-Site Inspection, Project Application Materials, August 2019 LSA PDA 7061: Phase I Cultural Resources Assessment 45444 Calle Pintoresca, Riverside County, California

#### Findings of Fact:

a. Based upon analysis of records and an archaeological study of the property by LSA, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, there will be no impacts.

b) Based upon analysis of records and a survey of the property by LSA, it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. However, there is the potential to encounter previously unidentified cultural resources during ground disturbance. Therefore, the project has been conditioned for an archaeological monitor to be present so that if resources are identified they will be handled in an appropriate manner. Therefore, with the inclusion of this condition of approval/mitigation measure CUL-1, any potential impacts would be reduced to less than significant levels.

c) Based on an analysis of records and archaeological survey of the property by LSA, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also a standard Condition of Approval. Please see TCR-1. Therefore impacts are considered less than significant.

#### Mitigation:

#### CUL-1. CRMP Required

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



Potentially Significant Impact	Less than Significant with Mitigation incorporated	Significant Impact	No Impact
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Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal 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 digitally-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 Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

#### Monitoring:

An archaeologist will be present during ground disturbing activities.

#### ENERGY Would the project:

10. Energy impacts	a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### Findings of Fact:

a-b) Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a residential site that would feature residential uses. This change of zone would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances related to one additional single family residence.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. The proposed project will not result in wasteful inefficient, or unnecessary energy consumption and will not be in conflict with any state or local plans. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones ☐ ☐ ☒ ☐
- a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

**Findings of Fact:**

a) The GIS database defines the project area as not within a fault zone. The potential for surface ground rupture to occur at the project site is considered low. The project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

12. Liquefaction Potential Zone ☐ ☐ ☒ ☐
- a) Be subject to seismic-related ground failure, including liquefaction?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** According to the GIS Database, the liquefaction potential on the site is considered negligible. The project will have less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

### 13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking? ☐ ☐ ☒ ☐

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

**Findings of Fact:**

a) According to the GIS Database, no active or potentially active fault is known to exist at this site. And the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will prevent any potential impact from rising to a level of significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. There will be a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

### 14. Landslide Risk

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

**Source(s):** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report. Preliminary geotechnical Interpretive Report, proposed Single Family Residence, Assessor's Parcel Number 939-180-003, Lot Number 77 of Parcel Map Number 6835, Parcel 1, Located at 45444 Calle Pintoresca, Temecula Area, Riverside County, California, July 9, 2018

**Findings of Fact:**

a) The Geotechnical Study Concluded that topographic relief at the subject property is relatively moderate with the terrain being generally flat to sloping. The earth materials are primarily composed of topsoil and bedrock. The Elsinore fault is located within an approximate source to site distance of 4.4 kilometers, which is the closest known active fault. Landslide debris were not observed during the subsurface exploration and no ancient landslides are known to exist on the site. Geologic mapping of



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the site conducted during the investigation revealed no geomorphic expressions indicative of land sliding, whereby impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

#### 15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

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

a) The project site is not located within a ground subsidence area. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

#### 16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** On-site Inspection, Project Application Materials, Geology Report

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

a) The project is located on a hilltop, whereby the potential for tsunami or seiche is considered negligible. The project will have less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

#### 17. Slopes

a) Change topography or ground surface relief features?

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

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

**Findings of Fact:**

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site. Therefore impacts will be less than significant. The slope stability analyses performed for the sections analyzed on this project indicate that the factors of safety for potential deep seated slip surfaces are above 1.5 for static and 1.1 for dynamic conditions, whereby impacts are considered less than significant.

b) The project will not cut of fill slopes greater than 2:1 or create a slope higher than 10 feet. Therefore there will be no impacts.

c) The project will not result in grading that affects or negates subsurface disposal systems. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and septic systems shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health. Impacts will be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**18. Soils**

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

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

**Findings of Fact:**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore impacts are considered less than significant.

c) The project has been reviewed by the County Department of Environmental Health (DEH) and the DEH will accept the proposed use of an onsite wastewater treatment system based upon the GEOCON West Inc. Soils Percolation Report dated October 23, 2013. An additional soils percolation testing will be required "Prior to Issuance of a Building Permit" per Condition (10.E HEALTH.2). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

20. Greenhouse Gas Emissions ☐ ☐ ☒ ☐

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

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

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



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

a-b) The proposed project is a land subdivision creating 2 residential parcels with approximately 10 acres each. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of a single family residence is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 2 units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. The GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO<sub>2</sub>e per year screening threshold. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**21. Hazards and Hazardous Materials**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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

**Findings of Fact:**

a-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, therefore there is a less than significant impact.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, resulting in no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. There will be no impacts as a result.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**22. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The project site is not located within the vicinity of any public or private airport; therefore will not result in an inconsistency with the Airport Master Plan. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There will be no impacts.

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

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**23. Water Quality Impacts**

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

☐ ☐ ☒ ☐

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

d) Result in substantial erosion or siltation on-site or off-site?

☐ ☐ ☒ ☐

e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

g) Impede or redirect flood flows?

☐ ☐ ☒ ☐

h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

☐ ☐ ☒ ☐

i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

☐ ☐ ☒ ☐

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



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

a) The topography of the area is hilly terrain. The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval. Therefore impacts would be less than significant.

c) The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore impacts would be less than significant.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. The project has been reviewed by the Riverside County Flood Control and Water Conservation District and conditioned (Map Flood Hazard Report) that all natural watercourses shall be kept free of all buildings and obstructions. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, the impact is considered less than significant.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, the impact is considered less than significant.

g) The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in or impede flood flows. Therefore impacts would be less than significant.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, the impact is considered less than significant.

i) The proposed project is located within the boundaries of the Western Municipal Water District. At this time, the water district has not indicated that the addition of four residential lots within their service boundaries would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

Potentially Significant Impact	Less than Significant Impact	Significant Impact	No Impact

## LAND USE/PLANNING Would the project:

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 type="checkbox"/>	<input checked="" 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 General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The Tentative Parcel Map is a Schedule "H" subdivision of approximately 20 acres into two (2) residential parcels of approximately 10 acres each. The subdivision is consistent with the proposed Rural Agricultural (R-A-10) (10 Acre Minimum). The proposed project will not result in an alteration of the present or planned land use of this area. No impacts are anticipated.

b) The project is not located within a city sphere of influence. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

## MINERAL RESOURCES Would the project:

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

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

Findings of Fact:

A) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources, whereby impacts are considered less than significant.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore impacts will be less than significant.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**NOISE** Would the project result in:

**26. Airport Noise**

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

**Findings of Fact:**

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impacts will be anticipated.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. No impacts will be anticipated.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.



Potentially Significant Impact	Less than Significant Impact	Significant Impact	No Impact

**27. Noise Effects by the Project**

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

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

☐ ☒ ☐ ☐

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

**Findings of Fact:**

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, because the project is merely two single-family residences, each on a ten-acre minimum lot, impacts will be very slight and would be considered less than significant.

b) The project would not expose persons to, or create generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground borne noise levels. Exterior noise levels will be limited to less than or equal 45dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m. and 65 dB(A) at all other times pursuant to County Ordinance No. 847. The project will have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

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

☐ ☒ ☐ ☐

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

**Findings of Fact:** Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

**Findings of Fact:** According to the County's General Plan, this site has been mapped as having an "Undetermined Potential" for paleontological resources. This category encompasses lands for which have unidentified potential for containing significant paleontological resources. However, in the unlikely event of an unanticipated discovery, implementation of Condition of Approval 15.PLANNING.GEO would ensure that any potential impacts to paleontological resources are less than significant.

**Mitigation:** Condition of Approval 15.PLANNING.GEO requires that should any potential impacts to paleontological resources be found:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. all site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

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

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a) The project will not necessitate the construction or replacement of housing elsewhere, no displacement of existing housing will occur. The project includes the development of 1 single family residence and is not anticipated to create a net demand for new housing. There will be no impact.

b) The project will not create permanent employment opportunities, or a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan. There will be no impact.

c) The nature (Parcel Map), and scale (2 single family homes) of the Project the proposed Project will not typically result in large increases in population. Direct impacts from people moving to the area because of employment opportunities provided by the Project could not be considered "significant." As they would only be temporary. All roadways in the area are developed per County standards. Utilities and other infrastructure are available to the Project site. Therefore, implementation of the Project will not induce substantial 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). Any impacts would be considered less than significant. No mitigation is required

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

30. Fire Services ☐ ☐ ☒ ☐

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

**Findings of Fact:**

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significant. The project will have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

### 31. Sheriff Services

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

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

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services from rising to a level of significant. (AND.ORDINANCE NO. 659) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

### 32. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** School District correspondence, GIS database

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

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Murrieta Valley Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services from rising to a level of significant. (AND.ORDINANCE NO. 659) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

### 33. Libraries

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

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

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to prevent any potential effects to library services from rising to a level of significant. (AND ORDINANCE NO. 659) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**34. Health Services**

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

**Findings of Fact:**

The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**RECREATION Would the project:**

**35. Parks and Recreation**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed Project does not include recreational facilities. Secondly, due to the nature of the proposed Project, it will not generate impacts on recreational resources. The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have a less than significant impact.

b) The project is a parcel map for four parcels for single family homes. The project area is rural and not adjacent to any neighborhood or regional parks. The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur. The project will have a less than significant impact.

c) The project site is located within C.S.A. #152. The project has been reviewed by the County's Parks and Recreation Department and no new trails are required or proposed on the project site. The project will have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

### 36. Recreational Trails

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System,

**Findings of Fact:** No requirements or impacts to recreational trails were to be affected by this project by the County Open Space and Recreation District. Therefore, there is no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

### TRANSPORTATION Would the project:

#### 37. Transportation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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d) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. Because the project is a Parcel Map for TWO single family lots, the project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections. The project will have a less than significant impact. There are no bus stops or public transit facilities within the project area (Riverside County, 2008). The nearest such facilities are located in the City of Murrieta, over 2 miles away from the project. The proposed project would not conflict with policies or programs that support alternative transportation, nor construct facilities in locations which future alternative transportation facilities are planned. Therefore impacts would be less than significant.

b) Because the project is a Parcel Map for TWO single family lots, the project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways. The project will have a less than significant impact.

c-d) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses, because the project is a Parcel Map for four single family lots. Any potential roadway improvement as a result of the proposed project would not result in a hazard due to a design feature. The projects have no potential to result in uses that are incompatible with the surrounding area and that could result in significant impacts to circulation and traffic, or a need for new or altered maintenance of roads.

e) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. This will also include the submittal and approval of a traffic control plan (TCP) which is designed to mitigate any construction circulation impacts. The TCP is a standard condition and is not considered unique mitigation under CEQA. Lastly, any impacts will be short-term and will cease once the construction phase is completed. Therefore, any impacts upon circulation during the Project's construction will be considered less than significant. No additional mitigation is required.

f) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**38. Bike Trails**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant Impact	Significant Mitigation with Incorporated	Less than Significant Impact	No Impact
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Sources(s): Riverside County General Plan Southwest Area Plan Figure 8 Trail and Bikeway System

Findings of Fact: The General Plan Southwest Area Plan Figure 8 Trail and Bikeway System does not show a bikeway along the project boundary. There are no existing bike trails adjacent to the project site, nor is there a requirement to construct a new bike trail. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

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 5024.17 (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"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law's purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 28, 2019. No response was received from Cahulla Band of Indians, Colorado River Indian Tribes, or the Soboba Band of Luiseño Indians.

The Pala Band of Mission Indians declined consultation and the Morongo Band of Mission Indians deferred to closer tribes. Consultations were requested by Temecula Band of Luiseño Indians

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Pechanga) and the Rincon Band of Luiseno Indians. Consultation was initiated with Rincon on August 5, 2020. Rincon provided information that the project was within ¼ mile of a Luiseno Place name. The project report was provided to Rincon on September 29, 2020 and the conditions of approval were sent to the tribe on December 24, 2020.

Consultation was initiated with Pechanga on April 19, 2019 and a meeting was held on July 26, 2019. (Pechanga) indicated the project is located within a highly sensitive cultural area and provided information that the project lies within a Traditional Cultural Property (TCP).

Both tribes expressed concern that the project area is sensitive for cultural resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. In addition, conditions of approval that dictate the procedures to be followed should any unanticipated cultural resources or human remains be identified during ground disturbing activities has been placed on this project. With the inclusion of these Conditions of Approval/ Mitigation Measures, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

**Mitigation:**

**TCR-1 If Human Remains found**

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, 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 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner 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 with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

**TCR-2- Native American Monitoring**

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.

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, 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) 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



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

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

**40. Water**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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**Source(s):** Project Application Materials, Water Company

**Findings of Fact:**

a-b) The project is conditioned to ensure that a will serve letter be provided from the Western Municipal Water District. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The project will have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**41. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Department of Environmental Health Review

**Findings of Fact:**

a) The project has been reviewed by the County Department of Environmental Health and has been conditioned that prior to map recordation, verify location of existing septic system by certification from a C-42 licensed contractor. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. As a result, impacts will be considered less than significant.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and septic systems shall be installed in accordance with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the requirements of the Riverside County Department of Environmental Health. Impacts will be considered less than significant.

**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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

**Findings of Fact:** a) The project is within the jurisdiction of the Riverside County Waste Management Department which operates six landfills and contracts with an additional private landfill, and administers several transfer station leases. The nearest landfill and the one most likely to accept waste from the project is the Lamb Canyon landfill. This landfill has an estimated remaining capacity of 18,955,000 cubic yards of waste. On average, the landfill receives 1800-2000 tons/day. It is permitted to receive up to 5,000 tons/day (CalRecycle, 2015). Using the 4.5 lb/person/day generation rate for landfilled waste cited by CalRecycle the website titled "California's 2014 Per Capita Disposal Rate", and assuming an average occupancy of 2.75 persons per household, the 4 residential lots would produce an estimated 8.91 tons of refuse per year. This is a conservative (i.e., high) estimate, because the 4.5 lb/person/day generation rate includes the wastes produced by businesses, schools and other establishments that serve those homes, as well as the homes themselves.

Solid Waste collection in the project area is provided by CR&R, through a contract with the De Luz Community Services District.

Based on the average daily tons received at the landfill, the estimated waste generated by the project, and the estimated remaining capacity of the landfill, it is anticipated that there is sufficient permitted capacity to accommodate the project's solid waste disposal needs and impacts would be less than significant.

The project would contribute to the cumulative demands for solid waste facilities; however, the project's incremental contribution to solid waste impacts would not be cumulatively considerable based on the previous discussion.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan). The impacts will be less than significant.

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

**Monitoring:** No monitoring is required.

#### 43. Utilities

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

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

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

**Findings of Fact:** a-g) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. Impacts are less than significant.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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

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

**Findings of Fact:**

a) The proposed project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The project will go on a vacant parcel that has a developed road system surrounding the project area. The proposed project will not interfere with these existing roads and sufficient access to the project site will be maintained during construction and operations. Therefore, impacts are considered less than significant.

b) The project is located in the "SRA Very High/Moderate Fire Hazard Severity Zones" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

The project has been reviewed by the Riverside County Fire Department and conditioned that any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. As a result, impacts will be considered less than significant.

c) The proposed project is being developed in a vacant parcel surrounded by a developed road system that will not be impacted. As discussed above the project site is surrounded by existing roads and will not require the installation of new infrastructure. Therefore, impacts are considered less than significant.

d-e) The project is located in the "SRA Very High/Moderate Fire Hazard Severity Zones" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

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

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

**Findings of Fact:**

a) The proposed project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The project will go on a vacant parcel that has a developed road system surrounding the project area. The proposed project will not interfere with these existing roads and sufficient access to the project site will be maintained during construction and operations. Therefore, impacts are considered less than significant.

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pursuant to CEQA, is not considered mitigation. As a result, impacts will be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

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

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

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

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

**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.

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

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

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

**Findings of Fact:** Cumulative impacts which could potentially be significant are included within the resource-specific discussions above. The cumulative analysis considered past projects, existing projects, future projects. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture. The City of Temecula, located several miles to the east, has numerous projects that could contribute to cumulative impacts. Conditions of approval and mitigation discussed in this document would reduce the potential for cumulative impacts to a less-than-significant level.

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

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

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## V. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

## VI. AUTHORITIES CITED

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

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

Charissa Leach, P.E.  
Assistant CEO/TLMA Director



08/02/21, 2:18 pm

TPM37586

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM37586. 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 - Map Act Compliance**

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

**Advisory Notification. 2                    AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37586) 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. 3                    AND - Project Description & Operational Limits**

TENTATIVE PARCEL MAP NO. 37586, Schedule H subdivision of 20.24 acres into 2 residential lots with 10 acre minimum lots sizes.

**Advisory Notification. 4                    AND - Submit Building Plans**

The developer shall cause building plans to be submitted to the TLMA - Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said Plans shall be in conformance with the approved TENTATIVE MAP.

**Advisory Notification. 5                    AND - Zoning Standards**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agriculture (RA-10) 10 Acre minimum zone.

**Advisory Notification. 6                    AND - ORD 810 Open Space Fee**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the application shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 6                    AND - ORD 810 Open Space Fee (cont.)**

and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

#### **Advisory Notification. 7                    AND - Ordinance No. 659**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

#### **Advisory Notification. 8                    AND - Exhibits**

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

Tentative Map, Amended No. 37586, dated July 23 2019.

CZ Map 190003

#### **Advisory Notification. 9                    AND - Existing Second Units**

Per section 18.28a d (2) of the Riverside County Ordinance No. 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From Ordinance 348:

Section 18.28a. d (2) A dwelling unit originally permitted as a second unit may not later be considered a ordinary dwelling unit for any purpose.

Section 18.28a f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

#### **Advisory Notification. 10                    AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 6            AND - ORD 810 Open Space Fee (cont.)**

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## ADVISORY NOTIFICATION DOCUMENT

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## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 10      AND - Federal, State & Local Regulation Compliance (cont.)

- 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) {for GPAs, SPs, & SPAs
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
  - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
  - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
  - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
  - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
  - Ord. No. 625 (Right to Farm) {Geographically based}
  - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
  - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
  - Ord. No. 916 (Cottage Food Operations)



## ADVISORY NOTIFICATION DOCUMENT

## Advisory Notification

**Advisory Notification, 10                      AND - Federal, State & Local Regulation Compliance (cont.)**

- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

**Advisory Notification. 11                      AND - JHold Harmless**

The applicant/permittee or any successor in interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE PARCEL MAP i and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE PARCEL MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

**Advisory Notification. 12      AND - Preserve Native Trees**

The existing native specimen trees on the subject property identified for preservation on the approved TENTATIVE MAP shall be relocated with specimen trees as approved by the Planning Director

## Fire

**Fire. 1** **Gen - Fire**

- 1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California

## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### Fire. 1 Gen - Fire (cont.)

Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very High/Moderate Fire Hazard Severity Zones" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

4.) Angles of Approach and Departure - The angles of approach and departure for fire apparatus access roads (driveways used for fire access) shall be a maximum of 6 percent grade for 25 feet of approach/departure. Turnarounds may be required.

### Flood

#### Flood. 1 FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 08/14/18

BBID: 450-474-297

Parcel Map (PM) 37586 is a proposal for a Schedule "H" subdivision of a 20.24-acre parcel into two (2) lots for residential use. The site is located on the east side of Calle Pintoresca approximately 1,700 feet south of Via Vaquero Road on the Santa Rosa Plateau. The site is Lot 80 of PM 4589 recorded March 1977 (32/61-80).

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. There is an existing single family residence on parcel 2 that will remain. There is adequate area outside of natural watercourses for building sites on parcel 1.

### Planning

#### Planning. 1 Gen - Mt Palomar Lighting

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by 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 Ordinance No. 655.

### Planning-CUL

#### Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 1 Human Remains (cont.)

comply with State Health and Safety Code Section 7050.5.

#### Planning-CUL. 2 Unanticipated Resources

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

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

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

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

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

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

### Planning-GEO

#### Planning-GEO. 1 GEO190003 ACCEPTED

County Geologic Report GEO No. 190003, submitted for the project TPM37586, APN 939-180-003, was prepared by Earth Strata Geotechnical Services, Inc., and is titled; "Preliminary Geotechnical Interpretive Report, Proposed Single-Family Residence, Assessor's Parcel Number 939-180-003, Lot Number 77 of Parcel Map Number 6835, Parcel 1, Located at 45444 Calle Pintoresca, Temecula Area, Riverside County, California," dated July 9, 2018. In addition, Earth Strata has also submitted the following document:

"Response to the County of Riverside Review Comments Regarding County Geologic Report 190003, Proposed Single-Family Residence, Assessor's Parcel Number 939-180-003, Lot Number 77 of Parcel Map Number 6835, Parcel 1, Located at 45444 Calle Pintoresca, Temecula Area, Riverside County, California," dated March 20, 2019.

GEO No. 190003 concluded:

1. No active faults are known to project through the site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone, nor a County Fault Hazard Zone.
2. Based on our mapping of the subject site, review of current and historical aerial imagery, lack of



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO190003 ACCEPTED (cont.)

lineaments indicative of active faulting, and the data compiled during the preparation of this report, it is our interpretation that the potential for surface rupture to adversely impact the proposed structures is very low to remote.

3. Landslide debris was not observed during our subsurface evaluation and no ancient landslides are known to exist on the site.

4. The slope stability analyses performed for the sections analyzed on this project indicate that the factors of safety for potential deep seated slip surfaces are above 1.5 for static and 1.1 for dynamic conditions.

5. The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and dense nature of the deeper onsite earth materials.

6. Foundation settlement due to structural loads is anticipated to be less than approximately ¼-inch. Differential settlement is expected to be about ½-inch over a horizontal span of approximately 20 feet, for an angular distortion ratio of 1:480.

7. Based on the results of preliminary laboratory testing, site soils have a "Very Low" expansion potential.

#### GEO No. 190003 recommended:

1. Vegetation including trees, grasses, weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded and properly disposed of offsite.

2. For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil and undocumented artificial fill, should continue until firm competent bedrock is encountered.

3. Remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater.

4. Based on the subsurface exploration, the anticipated removal depths should vary from 3 to 5 feet below existing grade.

This update to GEO No. 190003 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190003 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1

#### LOW PALEO POTENTIAL

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

paid to the institution.

### Transportation

#### Transportation. 1 COMPLY W/CSD RECOMMENDATION

The land divider shall comply with the De-Luze Community Services District's recommendations.

#### Transportation. 2 COUNTY WEB SITE

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

#### Transportation. 3 DRAINAGE 2

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

#### Transportation. 4 STD INTRO (ORD 460/461)

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

### Waste Resources

#### Waste Resources. 1 Waste - General

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

08/02/21, 2:19 pm

## ADVISORY NOTIFICATION DOCUMENT

TPM37586



08/02/21  
14:20

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 1

Plan: TPM37586

Parcel: 939180003

50. Prior To Map Recordation

E Health

050 - E Health. 1                      C 42 certification                      Not Satisfied

Prior to map recordation, verify location of existing septic system by certification from a C-42 licensed contractor.

Fire

050 - Fire. 1                      Prior to Recordation                      Not Satisfied

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

050 - Fire. 2                      Prior to Recordation                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: "Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to building permit issuance: the applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them."

050 - Fire. 3                      Prior to Recordation                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class A material as per the California Building Code.

050 - Fire. 4                      Prior to recordation                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.

050 - Fire. 5                      Prior to Recordation                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

Flood

Plan: TPM37586

Parcel: 939180003

50. Prior To Map Recordation

Flood

050 - Flood. 1                      DELINEATE WATERCOURSE ON ECS                      Not Satisfied

The natural watercourses traversing the property shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "Natural watercourses must be kept free of all buildings and obstructions. Any fencing shall be corral style rail and post."

050 - Flood. 2                      SUBMIT ECS & FINAL MAP                      Not Satisfied

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

Planning

050 - Planning. 1                      Map - ECS Exhibit                      Not Satisfied

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet (ECS) to the satisfaction of the Planning Department.

050 - Planning. 2                      Map - ECS Note-Mt. Palomar Lighting                      Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by 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 Ordinance No. 655."

050 - Planning. 3                      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 Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 4                      Map - Mitigation Monitoring                      Not Satisfied

The land divider, or the land divider's successor, shall prepare and submit a written report to the Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and the Environmental Assessment which must be satisfied prior to the recordation of the final map. The Planning Director may require inspection or other monitoring to ensure such compliance.

050 - Planning. 5                      Map - Quimby Fees (1)                      Not Satisfied

Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the Riverside County Regional Parks and Open Space District and County Service Area 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

Survey

050 - Survey. 1                      EASEMENT                      Not Satisfied

Plan: TPM37586

Parcel: 939180003

50. Prior To Map Recordation

Survey

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

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

Transportation

050 - Transportation. 1 INTERSECTION/50' TANGENT Not Satisfied

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Planning

060 - Planning. 1 Gen - Grading Plan Review Not Satisfied

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

060 - Planning. 2 Gen - Hillside Development Standards Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards General Plan Land Use Policy 12.1; all cut and/or fill slopes, or individual



Plan: TPM37586

Parcel: 939180003

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      Gen - Hillside Development Standards (cont.)                      Not Satisfied  
combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e. 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 3                      Gen - MM Tree Preservation                      Not Satisfied  
Prior to grading permit issuance, and Oak Tree Mitigation and Monitoring Plan shall be submitted to the County of Riverside Environmental Programs Division (EPD) staff for review and approval. Prior to occupancy, the mitigation described within the Oak Tree Mitigation and Monitoring Plan shall be completed and approved by Riverside County EPD staff.

060 - Planning. 4                      Gen - Oak Temporary Fencing                      Not Satisfied  
All oak trees that will not be impacted by proposed development within or adjacent to disturbance area shall be protected by temporary construction fencing. Fence should be large enough to protect the drip line of the tree. Prior to issuance of grading permit an EPD biologist shall inspect and approve temporary fence.

060 - Planning. 5                      Gen - ORD 810 Open Space Fee                      Not Satisfied  
Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the application shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance.  
In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 6                      Gen - Ordinance No. 659                      Not Satisfied  
Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.  
The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 7                      Gen - Planning Dept Review                      Not Satisfied  
As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed



Plan: TPM37586

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60. Prior To Grading Permit Issuance

Planning

060 - Planning, 7                      Gen - Planning Dept Review (cont.)                      Not Satisfied  
for compliance with the approved tentative map.

060 - Planning, 8                      Gen - Required Applications                      Not Satisfied

No grading permits shall be issued until Change of Zone no. 190003 has been approved and adopted by the Board of Supervisors and have been made active.

060 - Planning, 9                      Gen - Section 1601/1603 Permit                      Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to sections 1601/1603 of the California Fish and Game Code has taken place. Or the land divider shall obtain an "Agreement regarding Proposed Stream or Lake Alteration: (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

060 - Planning, 10                      Gen - Section 404 Permit                      Not Satisfied

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning department that the alteration of any watercourse or wetland, located either on site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

060 - Planning, 11                      Gen - Slope Grading Techniques                      Not Satisfied

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

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

060 - Planning, 12                      MAP - Fee Balance                      Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for TPM37596 CZ190003 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning, 13                      Map - Mitigation Monitoring                      Not Satisfied

The land divider, or the land divider's successor, shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and the Environmental Assessment which must be satisfied prior to the issuance of a grading permit. The Planning Director may require inspection or

Plan: TPM37586

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 13                      Map - Mitigation Monitoring (cont.)                      Not Satisfied  
other monitoring to ensure such compliance.

Planning-CUL

060 - Planning-CUL. 1                      Cultural Resources Monitoring Program (CRMP)                      Not Satisfied

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

The CRMP shall contain at a minimum the following:

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

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

**Cultural Sensitivity Training** - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

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

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

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

Plan: TPM37586

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2      Native American Monitor      Not Satisfied

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

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

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

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

060 - Planning-CUL. 3      Project Archaeologist      Not Satisfied

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

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

Planning-EPD

060 - Planning-EPD. 1      0050-EPD-MAP – ECS SHALL BE PREPARED      Not Satisfied

Project must 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 final exhibit for recordation.

Prior to a grading permit being issued, an ECS must be on the final exhibit as a deed restriction for recordation as referenced in the document on Figure 12 in the "Tentative Parcel Map 37586 Western Riverside County MSHCP Compliance Document HANS 190002, by Searl Biological Services, dated revised September 19, 2019".

060 - Planning-EPD. 2      0060-EPD-Deed Restriction      Not Satisfied

Prior to the issuance of a grading permit, a deed restriction shall be recorded over the area delineated as "potential riverine/riparian," on Figure 12 in the Tentative Parcel Map 37586 Western Riverside County MSHCP Compliance Document HANS 190002, by Searl Biological Services, dated revised September 19, 2019, to protect it from any disturbance in the future. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.



Plan: TPM37586

Parcel: 939180003

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2      0060-EPD-Deed Restriction (cont.)      Not Satisfied

060 - Planning-EPD. 3      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.

060 - Planning-EPD. 4      0060-EPD-Urban/Wildlands Interface Guidelines (UWIG)      Not Satisfied

The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

**INVASIVES**

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

**BARRIERS**

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

Plan: TPM37586

Parcel: 939180003

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4      0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) (cor      Not Satisfied

**DRAINAGE/TOXICS**

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

**LIGHTING**

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

**GRADING/LAND DEVELOPMENT**

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

**NOISE**

Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

**Transportation**

060 - Transportation. 1      **SUBMIT PLANS**      Not Satisfied

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

**TRN-Grade**

060 - TRN-Grade. 1      **SUBMIT GRADING PLANS**      Not Satisfied

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



Plan: TPM37586

Parcel: 939180003

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1      Artifact Disposition      Not Satisfied

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

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

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

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

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

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

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1      NO BUILDING PERMIT W/O GRADING PERMIT      Not Satisfied

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

080 - BS-Grade. 2      ROUGH GRADE APPROVAL      Not Satisfied



Plan: TPM37586

Parcel: 939180003

**80. Prior To Building Permit Issuance**

**BS-Grade**

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

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

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

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

**E Health**

**080 - E Health. 1                      OWTS Plans                      Not Satisfied**

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

**080 - E Health. 2                      Percolation Report                      Not Satisfied**

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

**080 - E Health. 3                      Water Will Serve                      Not Satisfied**

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

**Planning**

**080 - Planning. 1                      Gen - Fee Balance                      Not Satisfied**

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

**Transportation**

**080 - Transportation. 1                      De Luz CSD Encroachment Permit                      Not Satisfied**

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the De Luz Community Service District (CSD) maintain road, clearance and/or an encroachment permit must be obtained by the applicant from De Luz CSD.

**080 - Transportation. 2                      SUBMIT PLANS                      Not Satisfied**

This condition applies if a grading permit is not required.

Plan: TPM37586

Parcel: 939180003

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 SUBMIT PLANS (cont.) Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

Planning

090 - Planning. 1 Gen - Ordinance No. 659 Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent



Plan: TPM37586

Parcel: 939180003

**90. Prior to Building Final Inspection**

**Planning**

**090 - Planning. 1                      Gen - Ordinance No. 659 (cont.)                      Not Satisfied**  
mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

**090 - Planning. 2                      Gen - ORD 810 Open Space Fee                      Not Satisfied**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the application shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

**090 - Planning. 3                      Map - Quimby Fees (2)                      Not Satisfied**

The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Riverside County Recreation and Parks District and County Service Area No. 152.

**Transportation**

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

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

**090 - Transportation. 2                      WRCOG TUMF                      Not Satisfied**

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

**Waste Resources**

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

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: July 30, 2018

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
P.D. Environmental Programs Division  
P.D. Geology Section

P.D. Archaeology Section  
Riv. Co. Surveyor  
Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: 1st District-  
Jeffries  
Planning Commissioner: 1st District- Shaffer  
Santa Ana Reg. Water Quality Control Board

South Coast Air Quality Management District  
Army Corp of Engineers (ACOE)

**TENTATIVE TRACT MAP NO. 37586** – CEQ180070 – Applicant/Engineer: Ventura Engineering Inland, Inc – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous – Location: North of Via Yerba, west of Via Tornado, east of Calle Pintoresca – 20.24 Gross Acres – Zoning: Residential–Agriculture–20 acre minimum (R-A-20) – **REQUEST:** Schedule H subdivision of 20.24 acres into 2 residential lots with 10 acre minimum lots sizes. - APNs: 939-180-003.  
**BBID: 450-474-297**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on August 16, 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.

Any questions regarding this project, should be directed to Kevin White, Project Planner at (951) 955-1417, or e-mail at [kewhite@rivco.org](mailto:kewhite@rivco.org) / MAILSTOP #: 1070

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

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**

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# **PLANNING DEPARTMENT**

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

**COMMENTS:**

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

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

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

March 6, 2020

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT190039)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to [vslopez@rivco.org](mailto:vslopez@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

**Project Description:**

**PLOT PLAN NO. 190039, CHANGE OF ZONE NO. 2000008** - EA CEQ190175 - Applicant: Duke Realty - Representative: Michael Weber - First Supervisorial District - Mead Valley Area Plan - North Perris Area Zoning District - General Plan: Light Industrial (LI) - Zoning: Manufacturing Heavy (M-H) Manufacturing-Service Commercial (M-SC)

**LOCATION:** Northeast corner of Harvill Avenue and Rider Street - 15.08 acres

**REQUEST:** A Plot Plan to construct a 334,995 square foot warehouse (48,000 square feet of office space) - distribution facility APN(s), a Change of Zone to from Manufacturing Heavy (M-H) and Manufacturing Service Commercial (M-SC) to Manufacturing Service Commercial (M-SC) throughout the property - 317-170-024, 317-170-045

Sincerely,

John Hildebrand  
TLMA Administrative Services Manager

Project Planner: Brett Dawson  
Email CC: [bdawson@rivco.org](mailto:bdawson@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial



# Map My County Map

PPT190039 Aerial Map



## Legend



0 468 936 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.

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## Notes

# Map My County Map

PPT190039 Topo Map

Los Angeles

San Diego

Tijuana

Mexicali

## Legend

## Notes



0 2,000 4,000 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.

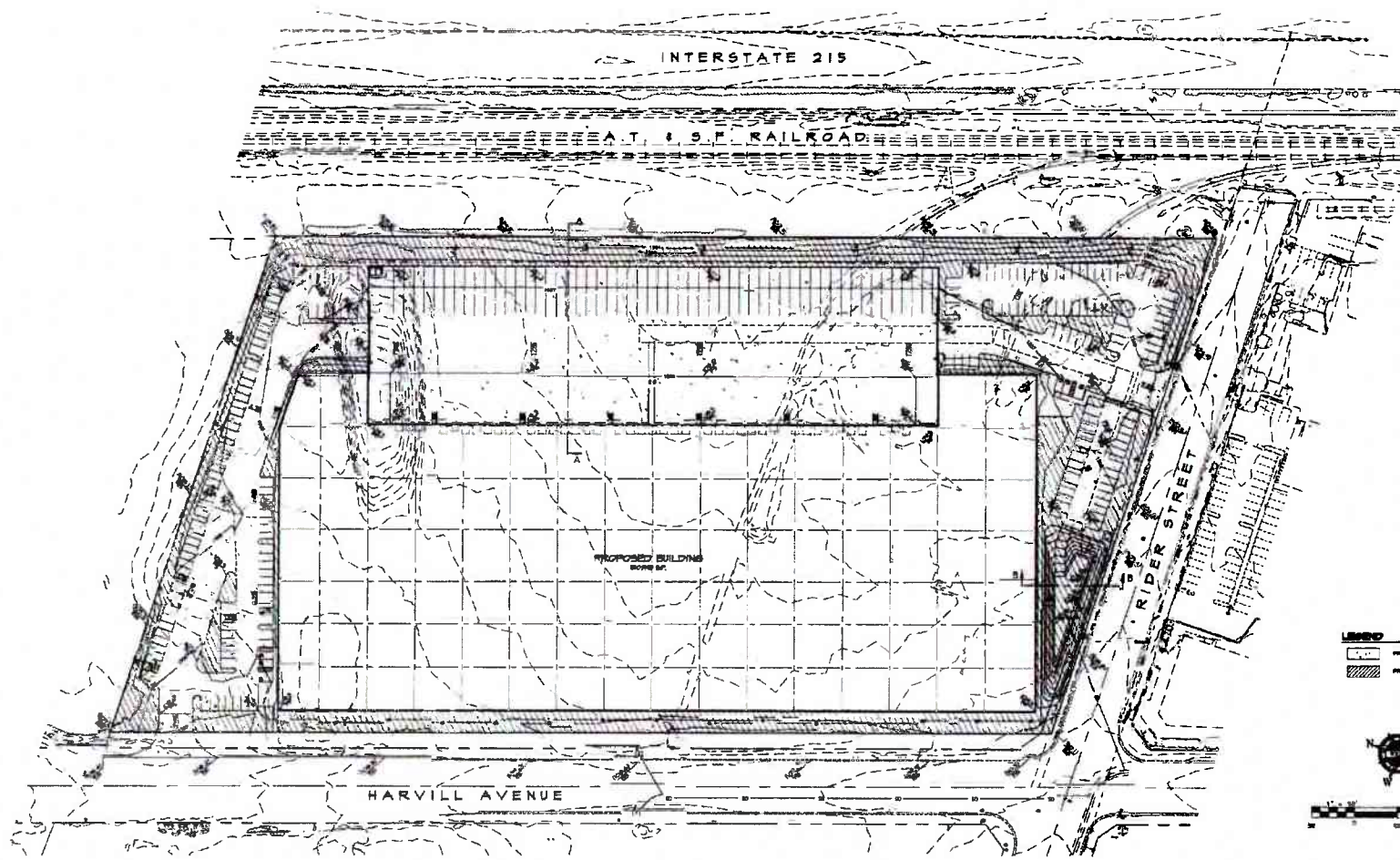
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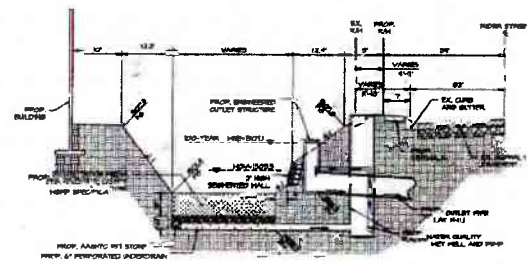
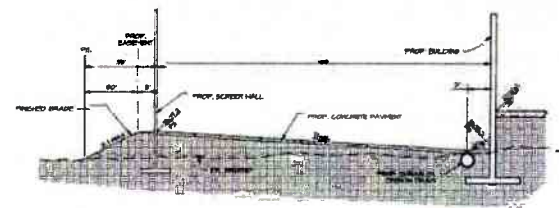
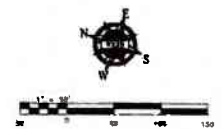








- LEGEND**
- PROPOSED ADJACENT PROPERTY
  - PROPOSED LANDSCAPE AREA



COUNTY OF RIVERSIDE

DUKE REALTY - HARVILL & RIDER

CONCEPTUAL GRADING PLAN

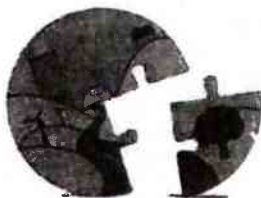
A DUKE REALTY DEVELOPMENT

**DUKE REALTY**

10000 DUKES BLVD, SUITE 200, RIVERSIDE, CA 92504

TEL: (951) 514-1000 FAX: (951) 514-1001

WWW.DUKEREALTY.COM



Steve Weiss, AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☐ TENTATIVE TRACT MAP  
☐ REVERSION TO ACREAGE  
☐ AMENDMENT TO FINAL MAP

- ☒ TENTATIVE PARCEL MAP  
☐ EXPIRED RECORDABLE MAP  
☐ VESTING MAP

☐ MINOR CHANGE

Original Case No. \_\_\_\_\_

☐ REVISED MAP

Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: GIULIO PADOVANI

Contact Person: GIULIO PADOVANI

E-Mail: PADOVANIGROUP@OPTONLI

Mailing Address: 9 QUAIL COURT

BASKING RIDGE

Street  
NJ

07920

City

State

ZIP

Daytime Phone No: (908) 432-2055

Fax No: ( )

Engineer/Representative Name: VENTURA ENGINEERING INLAND, INC.

Contact Person: WILFREDO VENTURA

E-Mail: WILFREDO@VENTURAENGIN

Mailing Address: 27393 YNEZ ROAD, SUITE 159

TEMECULA

Street  
CA

92591

City

State

ZIP

Daytime Phone No: (951) 252-7632

Fax No: ( )

Property Owner Name: GIULIO PADOVANI

Contact Person: GIULIO PADOVANI

E-Mail: PADOVANIGROUP@OPTONLINE.

Mailing Address: 9 QUAIL COURT

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**BASKING RIDGE**

City

Street  
**NJ**  
State

**07920**  
ZIP

Daytime Phone No: (908) 432-2055

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.)

GIULIO A. PADOVANI  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

JUDITH A. PADOVANI  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
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): 939-180-003

Approximate Gross Acreage: 20.24



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of \_\_\_\_\_, South of  
VIA VAQUERO \_\_\_\_\_, East of CALLE PINTORESCA \_\_\_\_\_, West of VIA TORNADO \_\_\_\_\_

**SUBDIVISION PROPOSAL:**

Map Schedule: \_\_\_\_\_ Minimum Developable Lot Size: \_\_\_\_\_  
Number of existing lots: 1 \_\_\_\_\_ Number of proposed developable lots: 2 \_\_\_\_\_  
Planned Unit Development (PUD): Yes ☐ No ☐ Vesting Map: Yes ☐ No ☐  
Number of proposed non-developable lots Subdivision Density: \_\_\_\_\_ dwelling units per  
(excluding streets): \_\_\_\_\_ 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): GEOTECHNICAL REPORT

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: GIULIO PADOVANI

Address: 9 QUAIL COURT, BASKING RIDGE, NJ 07920

Phone number: (908)432-2055

Address of site (street name and number if available, and ZIP Code): 45444 CALLE PINTORESCA 92590

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: PMB 32/61-80 APN:939-180-003

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

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

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

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

Date \_\_\_\_\_

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☐ Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: GIULIO PADOVANI

Contact Person: \_\_\_\_\_ E-Mail: PADOVANIGROUP@OPTONLINE.NET

Mailing Address: 9 QUAIL COURT  
BASKING RIDGE NJ 07920  
City State ZIP

Daytime Phone No: ( 908 ) 432-2055 Fax No: (      ) \_\_\_\_\_

Engineer/Representative Name: VENTURA ENGINEERING INLAND, INC.

Contact Person: VALERIE YCONG E-Mail: VALERIE@VENTURAENGINEERINGINLAND.COM

Mailing Address: 27393 YNEZ RD., STE 159  
TEMECULA CA 92591  
City State ZIP

Daytime Phone No: ( 951 ) 240-5252 Fax No: (      ) \_\_\_\_\_

Property Owner Name: GIULIO PADOVANI

Contact Person: \_\_\_\_\_ E-Mail: PADOVANIGROUP@OPTONLINE.NET

Mailing Address: 9 QUAIL COURT  
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****BASKING RIDGE***City***NJ***State***07920***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.

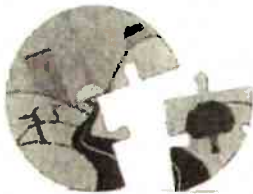
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

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**GIULIO PADOVANI**PRINTED NAME OF PROPERTY OWNER(S)  
SIGNATURE OF PROPERTY OWNER(S)**JUDITH PADOVANI**PRINTED NAME OF PROPERTY OWNER(S)  
SIGNATURE OF PROPERTY OWNER(S)**PROPERTY INFORMATION:**Assessor's Parcel Number(s): 939-180-003Approximate Gross Acreage: 20.24

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

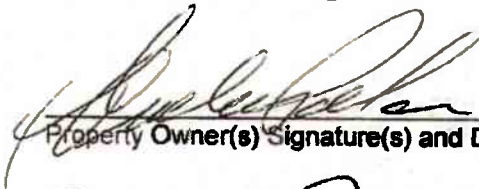


## RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

### INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

  
Property Owner(s) Signature(s) and Date



GIVLIO A. PADOVANI  
PRINTED NAME of Property Owner(s)

JUDITH A. PADOVANI

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

## **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:

**TENTATIVE PARCEL MAP NO. 37586 and CHANGE OF ZONE NO. 190003 – Intent to Adopt a Mitigated Negative Declaration – CEQ180070 – Applicant: Giulio Padovini – Engineer: Ventura Engineering Inland, Inc. – First Supervisorial District – Rancho California Zoning Area – Santa Rosa Plateau Policy Area – Southwest Area Plan General Plan Designation: Rural: Rural Mountainous – Location: Northerly of Via Yerba, westerly of Via Tornado, and easterly of Calle Pintoresca – 20.24 Gross Acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – REQUEST: Schedule “H” subdivision of 20.24 acres into two (2) residential lots with 10 acre minimum lots sizes, Parcel 1 is approximately 10.101 gross acres (10.001 Net Acres) and Parcel 2 is 10.143 gross acres (9.939 Net Acres). One single family residence is existing, and one (1) additional single-family residence will be located on a new parcel. The Change of Zone is a request to change the Zoning Classification of the subject property from Residential Agricultural – 20 acre minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10). APN: 939-180-003.**

<b>TIME OF HEARING:</b>	<b>9:00 a.m. or as soon as possible thereafter.</b>
<b>DATE OF HEARING:</b>	<b>AUGUST 18, 2021</b>
<b>PLACE OF HEARING:</b>	<b>RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501</b>

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 is available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a 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: Brett Dawson  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 08, 2019,

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

APN (s) or case numbers CZ190003 / TPM37586 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

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

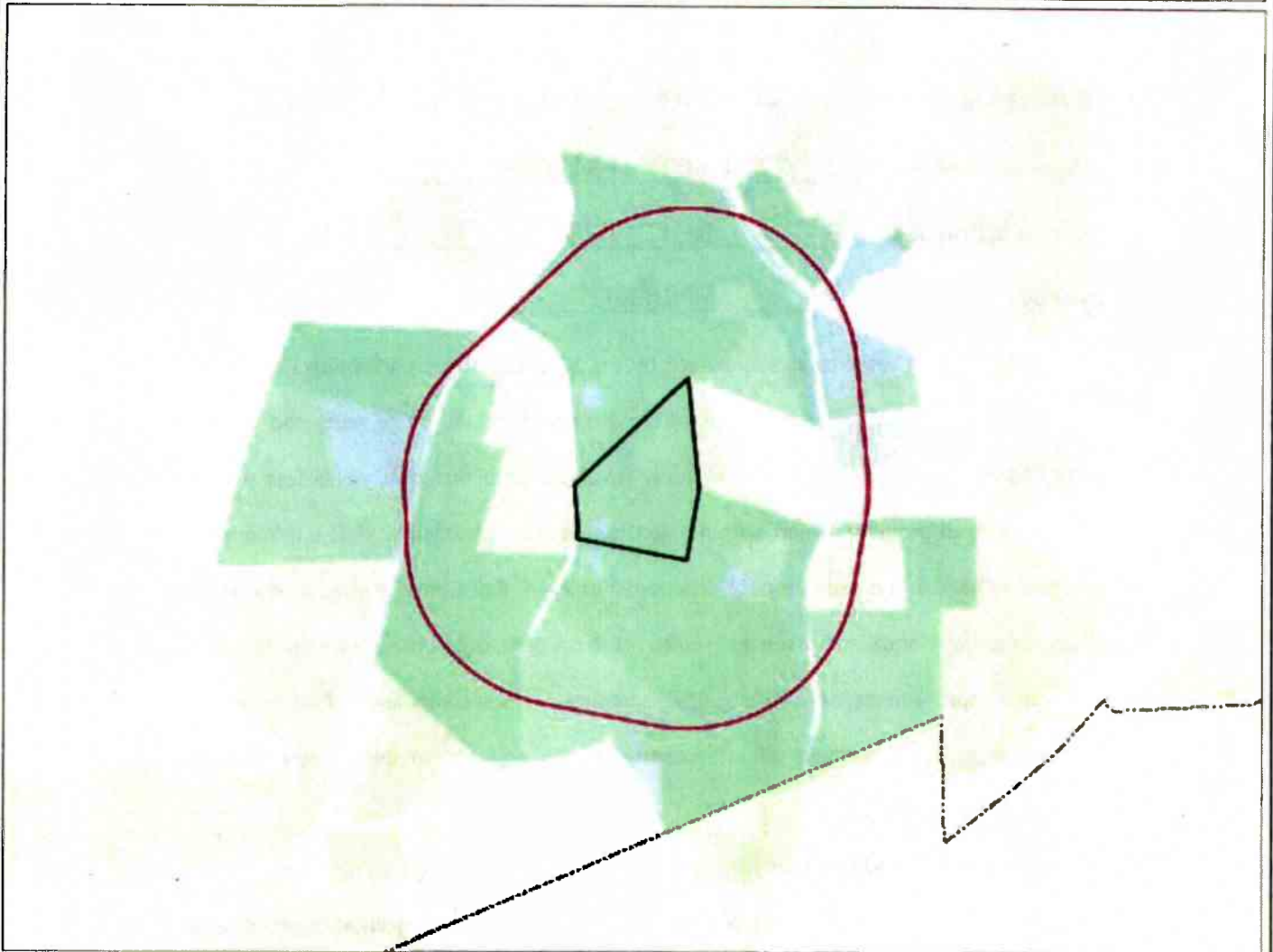
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CZ190003 / TPM37586 (1600 feet buffer )



## Legend

-  County Boundary
-  Cities

## Notes



0 1,505 3,009 Feet



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

REPORT PRINTED ON... 5/8/2019 7:54:25 AM

© Riverside County RCIT



939170006  
SCOTT G WBBENMEYER  
SHARON R COLONA  
0 VIA VAQUERO  
TEMECULA CA

939270002  
MING BIN KOU  
FUNG SHU KOU  
12 WILLIAMSBURG LN  
ROLLING HILLS CA

939160003  
FIVE SAFE T  
1225 CASIANO PL  
LOS ANGELES CA

939180006  
JIANSHENG WANG  
17870 CASTLETON ST NO 323  
CITY OF INDUSTRY CA

939200003  
JAMES MICHAEL SILVERIA  
243 NIETO AVE NO A  
LONG BEACH CA

939180004  
OMAR AYOUB  
27475 YNEZ RD NO 156  
TEMECULA CA

939190014  
KENNETH S MCBRIDE  
LISA A MCBRIDE  
29243 WOODBRIDGE ST  
LAKE ELSINORE CA

939190013  
RANAJIT SAHU  
CATHERINE THERESE SAHU  
311 N STORY PL  
ALHAMBRA CA

939200007  
JOSEPH A SALINE  
THELMA M SALINE  
312 EUCALYPTUS DR  
REDLANDS CA

940210020  
TIMOTHY STEVEN JOSSE  
AMY LYNN JOSSE

940200010  
THONG N QUANG  
TUYET QUANG

939180005  
MARK D BRANDT  
KARA BRANDT

939190002  
RICHARD C KIMBALL  
BETTE R KIMBALL

939260003  
YUE WANG  
FERDINAND METZ

939260002  
K & T PROP MANAGEMENT  
47 MONTECITO DR  
CORONA DEL MAR CA

939160006  
MICHAEL M MURPHY  
KIMBERLY A MURPHY

939160005  
RICHARD D HEILIGENMAN  
JENNIFER LEE HEILIGENMAN  
49355 VIA VAQUERO  
TEMECULA CA

939170008  
BRUCE E EGGE  
SUSAN R EGGE  
49650 VIA VIAQUERO  
TEMECULA CA

940290003  
SANG SEOK NAM  
KYONGOK NAM  
5568 BARELAY CT  
CHINO HILLS CA

940290002  
2501 MLK  
5611 MOSTELLER DR  
OKLAHOMA CITY OK

940210015  
ED TAR ASSOC INC  
8223 BILLOW VISTA  
PLAYA DEL REY CA

939180003  
GIULIO A PADOVANI  
JUDITH A PADOVANI  
9 QUAIL CT  
BASKING RIDGE NJ

939170002  
WILLIAM M TEKUNOFF  
BETTY J TEKUNOFF  
963 E CLOVEFIELD  
GILBERT AZ

939210001  
JAMES J S PENG  
DORIS C PENG  
P O BOX 11985  
SPRING TX

939170003  
BRUCE J CHISHOLM  
EUNICE A CHISHOLM  
P O BOX 1570  
TEMECULA CA

939200001  
FLAGGRICULTURE INC  
P O BOX 1677  
TEMECULA CA

940210006  
JERRY A BORISY  
JOYCE A BORISY  
P O BOX 30100  
LONG BEACH CA

940210014  
STEVEN R LOVE  
KIM L LOVE  
P O BOX 5  
TEMECULA CA

940200011  
WAYNE GARRETT  
P O BOX 890309  
TEMECULA CA



**Wilfredo Ventura**  
27393 Ynez Road, Suite 159  
Temecula CA 92591

**Kirkland West**  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, CA 92607-7821

**Giulio Padovani**  
9 Quail Court  
Basking Ridge NJ 07920

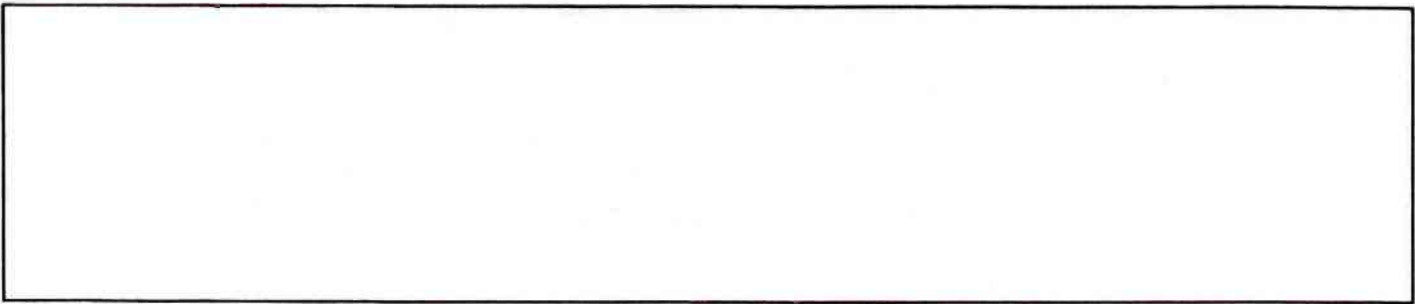
**Richard Drury**  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

**Eastern Municipal Water District**  
2270 Trumble Road  
Perris CA 92570

**Kevin Johnston**  
2288 Buena Vista Avenue  
Livermore, CA 94550



This is to certify that the earlier MND, 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.



FOR COUNTY CLERK'S USE ONLY

ZCFG

Please charge deposit fee case#: ZEA



**INVOICE (INV-00142403)  
FOR RIVERSIDE COUNTY**

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



**BILLING CONTACT / APPLICANT**  
Giulio Padovini

9 Quail Ct  
Basking Ridge, Nj 07920

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00142403	04/07/2021	04/07/2021	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW190015	0451 - CF&W Trust ND/MND	\$2,354.75
	0451 - CF&W Trust ND/MND	\$125.50

SITE ADDRESS	
45444 Calle Pintoresca Temecula, CA 92590	<b>SUB TOTAL</b>
	\$2,480.25

<b>TOTAL DUE</b>	<b>\$2,480.25</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.

**INVOICE (INV-00142402)  
FOR RIVERSIDE COUNTY**

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



**BILLING CONTACT / APPLICANT**

Giulio Padovini

9 Quail Ct  
Basking Ridge, Nj 07920

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00142402	04/07/2021	04/07/2021	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW190015	0452 - CF&W Trust Record Fees	\$50.00

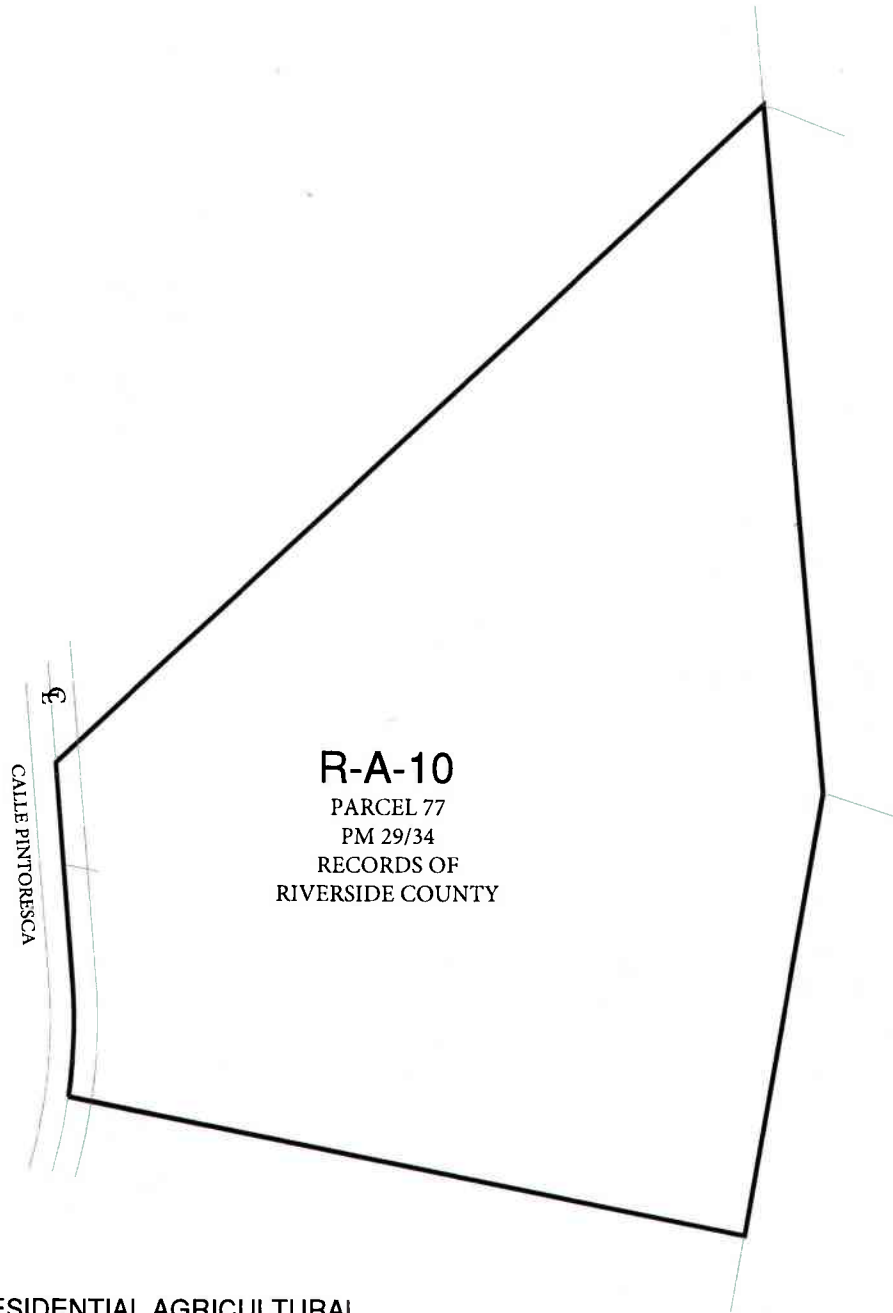
SITE ADDRESS	
45444 Calle Pintoresca Temecula, CA 92590	<b>SUB TOTAL</b> \$50.00

<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.

RANCHO CALIFORNIA AREA  
SEC. 22, T. 8 S., R. 3 W. S.B.B. & M.



R-A-10

RESIDENTIAL AGRICULTURAL

MAP NO. 2.2472  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING

MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 1900003

ADOPTED BY ORDINANCE NO. 348.4975

(DATE) \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



GRAPHIC SCALE



1 inch = 100 ft.



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

2021 OCT 29 AM 9:58

Receipt #: 21-496261

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS

Date: 10/15/2021

County/Agency of Filing: RIVERSIDE

Document No: E-202101102

Project Title: NOTICE OF PUBLIC HEARING TPM 37586, CZ1900003

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS

Phone Number: 951 955-0972 BRETT

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR, RIVERSIDE, CA 92502

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☐ County Administration Fee

\$0.00

☐ Project that is exempt from fees (DFG No Effect Determination (Form Attached))

☐ Project that is exempt from fees (Notice of Exemption)

Total Received \$0.00

Signature and title of person receiving payment:

C. Sandral

Deputy

Notes:

11/2/21 21.1  
21-496261-151572



Lead Agency: CLERK OF THE BOARD OF SUPERVISORS  
ATTN: ZULY MARTINEZ  
Address: 4080 LEMON STEET, 1ST FL  
RIVERSIDE, CA. 92502

## FILED / POSTED

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202101102  
10/15/2021 04:07 PM Fee: \$ 0.00  
Page 1 of 2

Removed: 10/25/21

By:

*Lizzy Sanger*

Deputy



(SPACE FOR CLERK'S USE)

## Project Title

NOTICE OF PUBLIC HEARING - Change of Zone no. 1900003 and Tentative Parcel Map 37586 and adoption of a Mitigated Negative Declaration for environmental assessment No. CEQ180070 and Ordinance no. 348.4975

## Filing Type

- ☐ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☐ Notice of Exemption
- ☒ Other: NOTICE OF PUBLIC HEARING

## Notes

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL MAP, AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORNIA ZONING AREA, FIRST SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 2, 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. 1900003 and Tentative Parcel Map 37586 and adoption of a Mitigated Negative Declaration for environmental assessment No. CEQ180070, and Ordinance No. 348.4975** which will schedule H subdivision of 20.24 acres into 2 residential lots with 10 acre minimum lots sizes. The Change of Zone is a request to change the Zoning Classification from Residential Agricultural – 20 acre minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10) - APNs: 939-180-003. This project is located north of Via Yerba, west of Via Tornado, east of Calle Pintoresca in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Adopt a Mitigated Negative Declaration CEQ180070**, tentatively approve **Change of Zone No. 1900003**, and **Approve Tentative Parcel Map No. 37586**.

On August 18, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, CONTRACT PLANNER, AT (951) 955-0972 OR EMAIL [BDAWSON@RIVCO.ORG](mailto:BDAWSON@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) 955-1069, 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: October 15, 2021

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant