

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



**ITEM: 21.1
(ID # 18407)**

MEETING DATE:

Tuesday, April 05, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 1900005, TENTATIVE PARCEL MAP NO. 37655 – Intent to Adopt a Mitigated Negative Declaration – CEQ190029 – Applicant: Forest Hansen – Engineer/Representative: Kolibrien – Third Supervisorial District – Rancho California Zoning Area – REMAP Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum): Location: northerly of Sycamore Springs Rd, southerly of Schramm Tr., easterly of Vacant Land, and westerly of Komodo Ln. – 20.08 Gross Acres – Zoning: Residential Agricultural – 10-Acre Minimum (R-A-10) – REQUEST: CHANGE OF ZONE NO. 1900005 proposes of a Change of Zone from Residential Agricultural – 10-Acre Minimum (R-A-10) to Residential Agricultural – 5-Acre Minimum (R-A-5). TENTATIVE PARCEL MAP NO. 37655 is a Schedule “H” subdivision of 20.08 acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres – APN:470-200-010. District 3. [Applicant Fees 100%]

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ190029**, 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;
2. **APPROVE CHANGE OF ZONE NO. 1900005** amending the zoning classification for the subject property from Residential Agricultural 10-acre minimum (R-A-10) to Residential Agricultural 5- acre minimum (R-A-5), in accordance with the Change of Zone Exhibit, based upon the findings and conclusions incorporated in the staff report;
3. **ADOPT ORDINANCE NO. 348.4982** amending the zoning in the Rancho California Area as shown on Map No. 2.2476, Change of Zone No. 1900005 attached hereto and incorporated by reference; and
4. **APPROVE TENTATIVE PARCEL MAP NO. 37655**, 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. 1900005 by the Board of Supervisors.

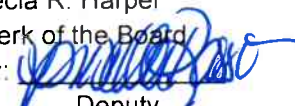
ACTION:Policy


John Hildebrand, Planning Director 3/9/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4982 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: April 5, 2022
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**

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Project includes Change of Zone No.1900005 and Tentative Parcel Map No. 37655. The property is comprised of 20.08 acres and has an existing 5,452 square foot home, a 2,063 square foot guest house and a 2,400 square foot barn that are accessible from Komodo Road. The Project proposes to change the Zoning Classification of the subject property from Residential Agricultural, 10-acre minimum (R-A-10) to Residential Agricultural, 5-Acre minimum (R-A-5). The Tentative Parcel Map proposes a Schedule H subdivision of 20.08 gross acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres.

The Planning Commission considered the Project during a regularly scheduled public hearing on January 19, 2022. 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.1900005 and approve Tentative Parcel Map No. 37655 with a 5-0 vote.

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). All required mitigation measures have been included as required conditions of approval for the Project. Based on the findings and conclusions in the Initial Study (IS) and a Mitigated Negative Declaration (MND), attached hereto and incorporated herein by reference, the lead agency has determined there is no substantial evidence that the Project will have a significant physical environmental effect on the environment. The custodian of record for all the documents supporting this determination is the County of Riverside Planning Department located at 4080 Lemon Street, Riverside, California 92501.

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.

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

ATTACHMENTS

- ATTACHMENT A. Planning Commission Minutes
- ATTACHMENT B. Planning Commission Packet
- ATTACHMENT C. Change of Zone Map
- ATTACHMENT D. Tentative Parcel Map No. 37655
- ATTACHMENT E. Ordinance No. 348.4982


Jason Farin, Principal Management Analyst 3/30/2022

COPY

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2476, Change of Zone Case No. 1900005" which map is made a part of this ordinance.

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

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

By: Jeff Hewitt
Chair, Board of Supervisors
JEFF HEWITT

ATTEST:
KECIA HARPER
Clerk of the Board

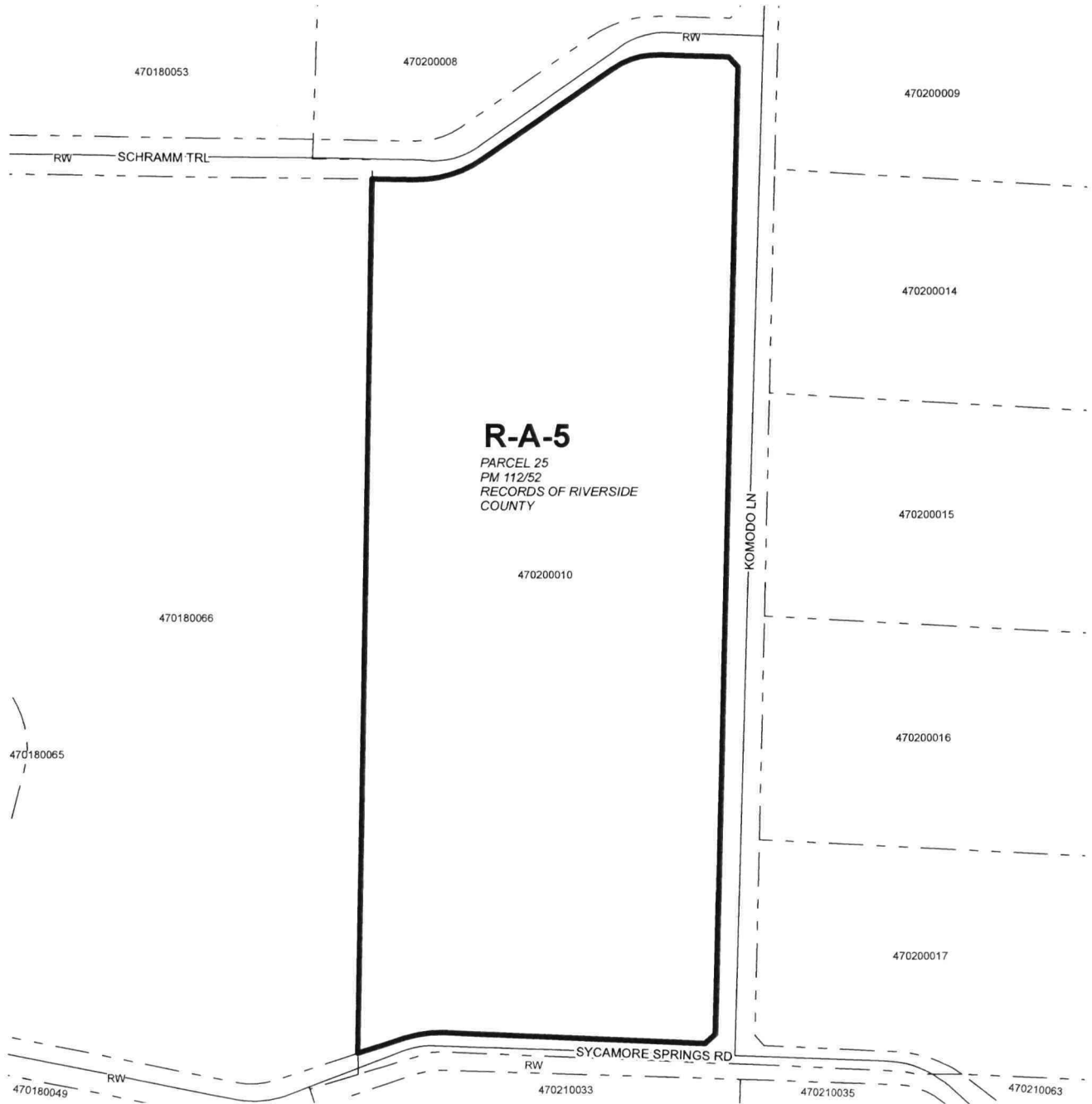
By: Yonella Rose
Deputy

(SEAL)

APPROVED AS TO FORM
March 8, 2022

By: Stephanie K. Nelson
STEPHANIE K. NELSON
Deputy County Counsel

RANCHO CALIFORNIA AREA
SEC 25. T.6S., R.1W. S.B.M.



R-A-5 RESIDENTIAL AGRICULTURAL - 5 ACRE MINIMUM

MAP NO. 2.2476
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 1900005
ADOPTED BY ORDINANCE NO. 348.4982
(DATE:) _____



APN(s): 470-200-010

RIVERSIDE COUNTY BOARD OF SUPERVISORS


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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 5, 2022, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: April 5, 2022

KECIA R. HARPER
Clerk of the Board
BY: 
Deputy

SEAL

Item 21.1

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 18, 2021

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ1900005 / TPM37655 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

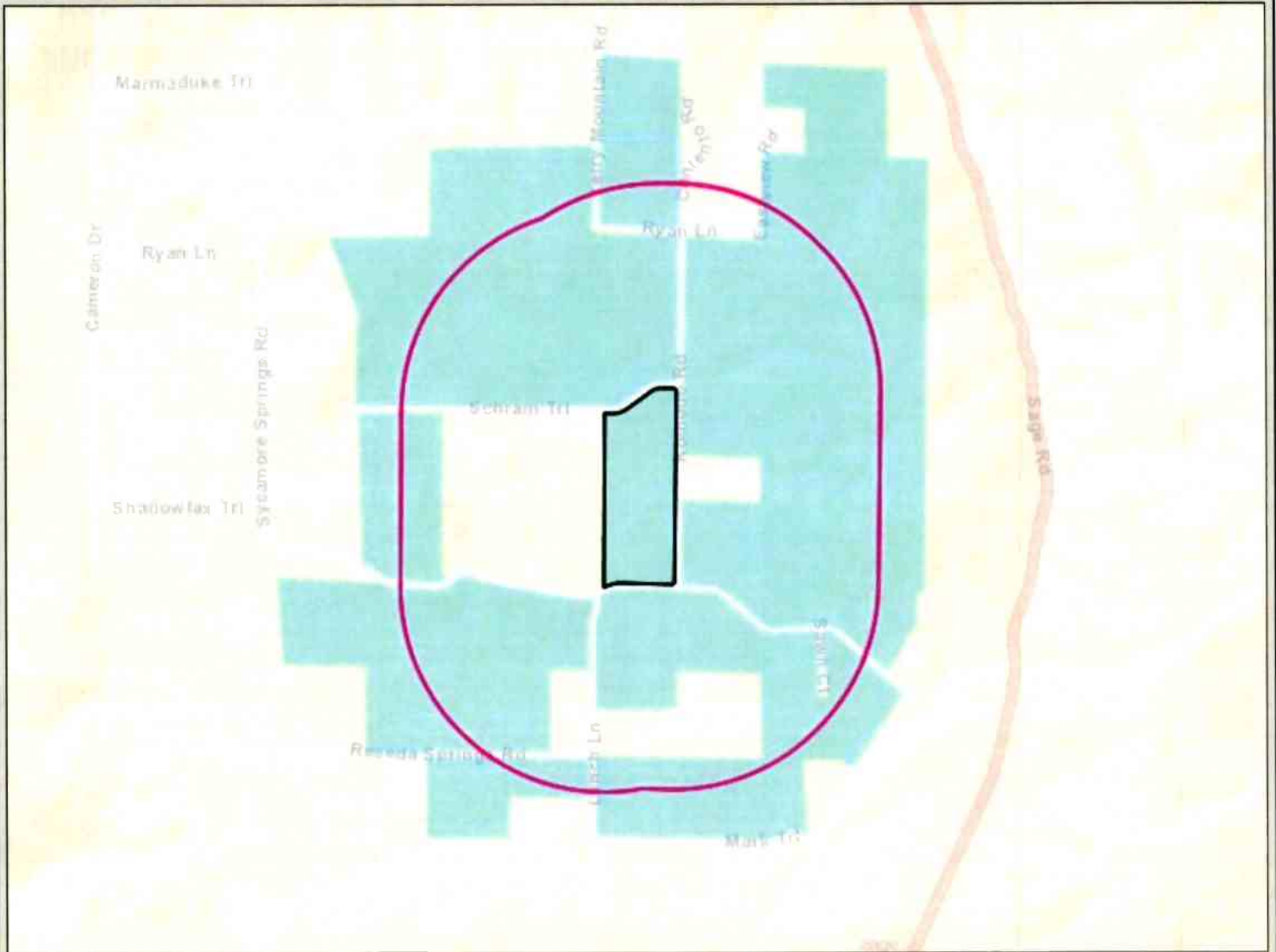
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1900005 / TPM37655 (1600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 11/18/2021 3:39:40 PM

© Riverside County RCIT

470180032
EDWIN J. RICHARDS
6 DAPPLEGRAY LN
RLLNG HLS EST CA 90274

470180047
RANDALL W. DAFFERN
34483 TERRY MOUNTAIN RD
HEMET CA 92544

470190026
CAROLE B. WINN
915 WILSHIRE BLV STE 1760
LOS ANGELES CA 90017

470200010
HANSEN FAMILY TRUST DATED 11/30/2018
41080 SYCAMORE SPRINGS RD
HEMET CA 92544

470200014
WILLIAM S. BUCHKO
3640 HILLVIEW DR
RIVERSIDE CA 92503

470210034
GERALD R. KAISER
35048 LYNCH LN
HEMET CA 92544

470210064
MCMANAMAN ROBERT M
35235 SAGE RD
HEMET CA 92544

470210032
GRINKEY SANDRA LIVING TRUST DTD 6/28/2012
23200 MODOC ST
PERRIS CA 92570

470210059
AMERICAN RIDING CLUB FOR THE
35048 LYNCH LN
HEMET CA 92544

470230026
JERRY MAHAN
40995 RESEDA SPRINGS RD
HEMET CA 92544

470180053
LEAMING
6090 WHEELER AVE
LA VERNE CA 91750

470190005
DERICK L. HANSEN
NO 534
WINCHESTER CA 92596

470190042
DALE A. ELENIK
663 BRECKENRIDGE PL
SIMI VALLEY CA 93065

470210035
COLLINS CAROLINE JANE & MARTIN WILSON
41225 SYCAMORE SPRINGS RD
HEMET CA 92544

470210050
JAMES KEVIN JOHNSTON
35190 SAWH CT
HEMET CA 92544

470230017
MARY LYNNE WRIGHT
40890 RESEDA SPRINGS RD
HEMET CA 92544

470200002
SARA A. MILLS
5072 VIA INGRESSO
YORBA LINDA CA 92886

470210030
GUOXIONG CHEN
41010 MARK TR
HEMET CA 92544

470210058
FISHLOCK & WILLS
400 PALISADES AVE
SANTA MONICA CA 90402

470210036
MATHIAS BOLLINGER
41315 SYCAMORE SPRINGS RD
HEMET CA 92544

470200009
ALLAN MONTGOMERY
27636 YNEZ RD # L7 168
HEMET CA 92544

470210031
LORENZO VALLEJO
PO BOX 1582
SAN JACINTO CA 92581

470230015
RAFAEL I. CONSTANZA
2845 IMPERIAL AVE
SAN DIEGO CA 92102

470180052
HOLSBERRY FAMILY TRUST
32295 MISSION TRAIL # R8
LAKE ELSINORE CA 92530

470200008
JEFFREY MARK WIENS
502 WABASH AVE
REDLANDS CA 92374

470180051
KYLE DAFFERN
40710 SCHRAMM TR
HEMET CA 92544

470210020
JENSEN REVOCABLE LIVING TRUST 7/8/19
35155 SAWH CT
HEMET CA 92544

470200017
DALE K. MASENTE
41120 SYCAMORE SPRINGS RD
HEMET CA 92544

470210023
WILKES LIVING TRUST UA DATED 05/27/2020
35195 SAWH CT
HEMET CA 92544

470210049
HILDA NUNEZ SOTO
41469 SYCAMORE SPRINGS RD
HEMET CA 92544

470230016
JASON K. BAKER
40830 RESEDA SPRINGS RD
HEMET CA 92544

470230021
MICHAEL JOSEPH MURRAY
40460 RESEDA SPRINGS RD
HEMET CA 92544

470180043
EMERALD GROVE ESTATES
350 10TH AVE STE 1000
SAN DIEGO CA 92101

470180049
JAVIER REYES
5159 E CRESCENT DR
ANAHEIM CA 92807

470200004
RONALD ALFRED SINTEK
2320 PEPPERTREE LN
RIVERSIDE CA 92506

470200016
JOSEPH S. PURCZYNSKI
34880 KOMODO RD
HEMET CA 92544

470210033
AYESHA M. MILLER-NUCE
41055 SYCAMORE SPRINGS RD
HEMET CA 92544

470210063
ISAIAH W. MCMANAMAN
35235 SAGE RD
HEMET CA 92544

470230024
WILLIAM L. GREENE
40775 RESEDA SPRINGS RD
HEMET CA 92543

12/21/2021 3:32:22 PM

Forest and Jill Hansen
41080 Sycamore Springs Rd
Hemet CA 92544

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ACR - CZ1900005 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/26/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 26, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011525972-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 5, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Change of Zone No. 1900005 and Tentative Parcel Map No. 37655.** Change of Zone No. 1900005 proposes a Change of Zone from Residential Agricultural - 10-Acre Minimum (R-A-10) to Residential Agricultural - 5-Acre Minimum (R-A-5). Tentative Parcel Map No. 37655 is a Schedule "H" subdivision of 20.08 acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres - APN:470-200-010. This proposed project is located northerly of Sycamore Springs Rd, southerly of Schramm Tr., easterly of Vacant Land, and westerly of Komodo Ln. in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190029, APPROVE Change of Zone No. 1900005, ADOPT Ordinance No. 348.4982, and APPROVE Tentative Parcel Map No. 37655.**

On February 2, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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.

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

Dated: March 23, 2022 Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant
Press-Enterprise: 3/26

planning
4/5/22
item 21.1

From: COB <COB@RIVCO.ORG>
Sent: Tuesday, March 29, 2022 7:54 AM
To: Bill Jensen <bjensen690@gmail.com>
Cc: COB <COB@RIVCO.ORG>; Dawson, Brett <BDawson@RIVCO.ORG>
Subject: Proposed for April 5 2022 (MT18407) - Change zone 1900005 and parcel map 37655 Public Comment (Bill Jensen)

Thank you,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org

From: Bill Jensen <bjensen690@gmail.com>
Sent: Monday, March 28, 2022 11:35 AM
To: COB <COB@RIVCO.ORG>
Subject: Re: Change zone 1900005 and parcel map 37655 Public Comment (Bill Jensen)

It is on the April 5, 2022 agenda.

On Mon, Mar 28, 2022 at 8:53 AM COB <COB@rivco.org> wrote:

Good morning Mr. Jensen,

The Clerk of the Board of Supervisors received your email below but needs additional information to ensure appropriate routing.

Zone change number 1900005 and Parcel Map number 37655 are not on the March 29, 2022, Board of Supervisors' meeting Agenda...did you intend to email this comment to the Planning Commission?

Please advise, and thank you kindly,

Riverside County Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



From: Bill Jensen <bjensen690@gmail.com>
Sent: Sunday, March 27, 2022 7:49 AM
To: COB <COB@RIVCO.ORG>
Subject: Change zone 1900005 and parcel map 37655

I would like to say that I have nothing negative about the change. In fact I think it would be a good move to approve and allow new people to purchase property. It would allow our area to grow.

Thanks

Bill
35155 Sawh Ct.
Sage, CA 92544
Circle BC Ranch
Bill Jensen
bjensen690@gmail.com
951-805-4145

4/5/22 21.1



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
PLANNING COMMISSION – FEBRUARY 2, 2022
COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS
4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:05 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Carl Bruce Shaffer (District 1)

ABSENT: None

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **PLOT PLAN NO. 180003 (PPT180003) and NOISE EXCEPTION NO. 2000001 – No New Environmental Documentation is Required** – Applicant: Koll Development/Greg Koll – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) within the Temecula Valley Wine Country Policy Area – Winery District – Location: northerly of De Portola Road, easterly of Monte De Oro Road, southerly of Meng Asbury Road, and westerly of Camino Arroyo Seco – 42.63 Acres – Zoning: Wine Country-Winery (WC-W). **REQUEST: Plot Plan No. 180003 (PPT180003)** is a proposal for a Class V Winery facility in five (5) phases. Phase One would consist of a 5,611 sq. ft. wine tasting building with a tower, terraced areas, restrooms, and a 1,805 sq. ft. detached office building; plus a 9,554 sq. ft. wine production facility building with wine lab. Phase Two would consist of a 6,235 sq. ft. special occasion facility (banquet hall for indoor weddings/events). Phase Three would consist of a 4,250 sq. ft. restaurant building. Phase Four would consist of an addition of an 8,750 sq. ft. wine case storage to the existing wine production building; a 6,000 sq. ft. detached expanded wine production
- Planning Commission Action:**
Public Comments: Received. Public Hearing closed.
By a vote of 5-0, the Planning Commission:
- FOUND** that No New Environmental Documentation is Required because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative Declaration for Environmental Assessment No. 180004 (CEQ180004), pursuant to applicable legal standards, and have been avoided, pursuant to that earlier initial study, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,
- WITHDREW** Noise Exception No. 2000001; and,
- APPROVED** Plot Plan No. 180003, subject to the Advisory Notification Document and modified Conditions of Approval.

facility building; and a 17,400 sq. ft. wine cave building into a hillside and covered in vineyard. No events shall be held in the wine cave. Phase Five would consist of a 9,045 sq. ft. two-story Country Inn with 10 rooms and porte-cochere; plus, a pool, snack bar, and a garden area. The Project offers 339 parking spaces (including 11 ADA parking spaces and 10 EV parking spaces), infiltration area, subsurface disposal system, tours, and signage. This Class V Winery would require ABC licensing (Type 2 and/or other ABC licenses) to be acquired. Noise Exception No. 2000001 has been applied for in relation to the special occasion facility (limited potential overflow outdoors of events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348 – APN: 941-180-032 – Related Cases: CEQ180004 and APD180001. Continued from January 5, 2022. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CHANGE OF ZONE NO. 1900005, TENTATIVE PARCEL MAP NO. 37655 – Intent to Adopt a Mitigated Negative Declaration – CEQ190029 – Applicant: Forest Hansen – Engineer/Representative: Kolibrien – Third Supervisorial District – Rancho California Zoning Area – REMAP Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum): Location: northerly of Sycamore Springs Rd, southerly of Schramm Tr., easterly of Vacant Land, and westerly of Komodo Ln. – 20.08 Gross Acres – Zoning: Residential Agricultural – 10-Acre Minimum (R-A-10) – REQUEST: CHANGE OF ZONE NO. 1900005 proposes a Change of Zone from Residential Agricultural – 10-Acre Minimum (R-A-10) to Residential Agricultural – 5-Acre Minimum (R-A-5). TENTATIVE PARCEL MAP NO. 37655 is a Schedule “H” subdivision of 20.08 acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres – APN:470-200-010. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.**

Planning Commission Action:

Public Comments: None. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190029, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE Change of Zone No. 1900005 amending the zoning classification for the subject property from Residential Agricultural 10-acre minimum (R-A-10) to Residential Agricultural 5- acre minimum (R-A-5); and,

APPROVE Tentative Parcel Map No. 37655, subject to the Advisory Notification Document and Conditions of Approval.

4.2 **CONDITIONAL USE PERMIT NO. 190065 (CUP190065) – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Shane Stewart - Engineer/Representative: Sitetech Inc. - Fourth Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: easterly of Idyllwild Road/SH-243, northerly of Pine Crest Avenue, westerly of Alderwood Street, and southerly of Jameson Drive – 2.43 Acres - Zoning: Existing: Village Tourist Residential (R-3A) - **REQUEST: CONDITIONAL USE PERMIT NO. 190065** proposes to expand the existing eighteen (18) unit motel and add twenty five (25) units for a total of forty-three (43) unit motel on 2.43 acres. APN(s): 563-250-028, 563-250-031. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission:

CONTINUED Conditional Use Permit No. 190065 (CUP190065) off calendar to a date uncertain. When the date is determined, it will be re-noticed to the public.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 11:50 a.m.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.1
(ID # 18023)
MEETING DATE:
Wednesday, February 02, 2022

SUBJECT: CHANGE OF ZONE NO. 1900005, TENTATIVE PARCEL MAP NO. 37655 – Intent to Adopt a Mitigated Negative Declaration – CEQ190029 – Applicant: Forest Hansen – Engineer/Representative: Kolibrien – Third Supervisorial District – Rancho California Zoning Area – REMAP Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum): Location: northerly of Sycamore Springs Rd, southerly of Schramm Tr., easterly of Vacant Land, and westerly of Komodo Ln. – 20.08 Gross Acres – Zoning: Residential Agricultural – 10-Acre Minimum (R-A-10) – REQUEST: CHANGE OF ZONE NO. 1900005 proposes of a Change of Zone from Residential Agricultural – 10-Acre Minimum (R-A-10) to Residential Agricultural – 5-Acre Minimum (R-A-5). TENTATIVE PARCEL MAP NO. 37655 is a Schedule “H” subdivision of 20.08 acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres – APN:470-200-010. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

PROPOSED PROJECT

Case Number(s):	TPM37655 CZ1900005
Environmental Type:	Mitigated Negative Declaration
Area Plan No.	REMAP
Zoning Area/District:	Idyllwild District, Rancho California Area
Supervisorial District:	Third District
Project Planner:	Brett Dawson
Project APN(s):	470-200-010
Continued From:	

John Hildebrand, Planning Director 12/23/2021

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 1900005 proposes to change the Zoning Classification of the subject property from Residential Agricultural, 10-acre minimum (R-A-10) to Residential Agricultural, 5-Acre Minimum (R-A-5).

Tentative Parcel Map No. 37655 proposes a Schedule H subdivision of 20.08 gross acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres. The site contains an existing single- family residence, guest dwelling and horse barn.

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

The Project is located north of Sycamore Springs Road, south of Schram Trail, and west of Komodo Road within the REMAP 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. CEQ190029, 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. 1900005 amending the zoning classification for the subject property from Residential Agricultural 10-acre minimum (R-A-10) to Residential Agricultural 5- acre minimum (R-A-5), 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. 37655, 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. 1900005 by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential
Proposed General Plan Land Use Designation:	N/A

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Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Residential
East:	Rural Residential and Rural Mountainous
South:	Rural Residential
West:	Rural Residential
Existing Zoning Classification:	Rural Agriculture 10 Acre Minimum (R-A-10)
Proposed Zoning Classification:	Rural Agriculture 5 Acre Minimum (R-A-5)
Surrounding Zoning Classifications	
North:	Rural Agriculture 10 Acre Minimum (R-A-10)
East:	Rural Agriculture 5 Acre Minimum (R-A-5)
South:	Rural Agriculture 5 Acre Minimum (R-A-5)
West:	Rural Agriculture 10 Acre Minimum (R-A-10)
Existing Use:	Single-Family Residence
Surrounding Uses	
North:	Agricultural and Single Family Residence
East:	Single Family Residences and Vacant
South:	Single Family Residences
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	20.08	N/A
Existing Building Area (SQFT):	9,915	N/A
Proposed Building Area (SQFT):	N/A	N/A
Building Height (FT):	21' (existing)	40'
Proposed Minimum Lot Size:	5 acres	5 Acres
Total Proposed Number of Lots:	3	N/A
Map Schedule:	H	

Located Within:

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City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – High Fire Zone, State Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell Group L
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

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The property comprises of 20.08 acres and has an existing 5,452 square foot home, a 2,063 square foot guest house and a 2,400 square foot barn that are accessible from Komodo Road. The site's elevation is relatively flat with sloping upward on the northwesterly boundary. The lowest elevation at the southwestern boundary is approximately 2,475 Above Sea Level (ASL) and the elevation where the existing home is located is approximately 2,493 ASL.

Background:

The project site has a General Plan Foundation Component of Rural (R) and land use designation of Rural Residential (RR). The Rural Residential land use designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. The project is located within the Rancho California Area within the Riverside Extended Mountain Area Plan (REMAP).

The project site's current zoning classification is Residential Agricultural 10-acre minimum (R-A-10). Change of Zone No. 1900005 is a request to change the zoning classification to Residential Agricultural 5-Acre minimum (R-A-5) in order to divide the property into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres as shown on Tentative Parcel Map No. 37655. Approval of the zone change, and parcel map will create three lots that are consistent with the Rural Residential General Plan land use designation..

Tentative Parcel Map No. 37655 was submitted to the County of Riverside on April 8, 2019 and Change of Zone No. 1900005 was submitted on March 25, 2019.

ENVIRONMENTAL REVIEW AND 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. CEQ190029 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 Cultural 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 the State CEQA Guidelines. The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105 on December 29, 2021.

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At the time of preparation of this staff report, no comments have been received on the circulated IS and MND. Therefore, no new mitigation measures were required and the IS/ MND was not recirculated per California Environmental Quality Act Statute and Guidelines Section 15073.5(c).

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural: Rural Residential (R:RR) located within the REMAP area.

The Rural Residential land use designation generally allows single family residential uses with a maximum residential density of one dwelling unit per 5 acres which equates to a maximum of 0.2 dwelling units per acre. The Tentative Parcel Map No. 37655 proposes three lots on the 20.08 gross acres which equates to 0.15 dwelling units per acre, which is consistent with the maximum density of the Rural Residential land use designation.

LU 21.1 Requires that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.

The proposed subdivision will result in minimum 5 acre lots that are permitted for single family residences primarily. The topography of the existing site is relatively flat, with a slight downgrade on the parcel with an existing residence. If any additional grading is to be implemented for the remaining two lots, it will be minimal and would not encompass the entire parcel. The proposed parcel map will generally retain the existing topography and site conditions and will not require substantial grading, which will ensure that it will remain to blend with the natural contours of the site.

LU 21.2 Requires that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use.

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The project has been reviewed by Transportation, Fire and Environmental Health for the circulation facilities, water resources, adequate septic capacity. These departments have found these resources adequate.

LU 21.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area.

The proposed single family residences that will be utilized with the approval of this Parcel Map and Change of Zone will create minimum 5 acre lots that will meet the rural character of the surrounding area, as the properties immediately to the east and south are 5 acre lots utilized by single family residences.

The project is located within the REMAP Area Plan and is intended to help maintain the rural and natural character of the area and account for its varied topography. This plan supports rural residential development and agricultural uses. However, in order to maintain the plan'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 natural landscape.

The REMAP Area Plan allows residential parcels as small as five acres provided that the policy criteria are met. The Project does not propose lots smaller than 5 acres; therefore, complying with this policy.

Based on the above, the project is consistent with all applicable provisions and policies of the General Plan.

2. The existing zoning is Residential Agricultural 10-acre minimum (R-A-10) and the Change of Zone proposes to change the zoning to Residential Agricultural 5- acre minimum (R-A-5), The proposed Tentative Tract Map is consistent with the proposed zoning as the Residential Agricultural zone allows single family residential uses. Additionally, the proposed Tentative Tract Map is consistent with the development standards of the Residential Agricultural 5- acre minimum (R-A-5), which is detailed below in the Development Standards Findings.

Change of Zone Findings:

Change of Zone No. 1900005 proposes to change the Zoning Classification of the subject property from Residential Agricultural, 10-acre minimum (R-A-10) to Residential Agricultural, 5-Acre Minimum (R-A-5) and is subject to the following findings:

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1. The requested change of zone is consistent with the Rural: Rural Residential General Plan land use designation as the Rural Residential land use designation generally allows single family residential uses with a maximum residential density of one dwelling unit per 5 acres. The change of zone proposes to change the zoning from Residential Agricultural, 10-acre minimum (R-A-10) to Residential Agricultural, 5-Acre Minimum (R-A-5). The zone change would provide direct consistency by allowing for the minimum lot size at 5 acres that matches the General Plan land use designation that allows 1 dwelling unit per 5 acres. 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.

Tentative Parcel Map Findings

Tentative Parcel Map No. 37655 is a Schedule "H" subdivision that proposes to subdivide 20.8 gross acres into 3 lots ranging in size from 5 to 9.30 gross acres. 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 Ordinance No. 460 (Subdivisions):

1. The proposed map, subdivision design and improvements are consistent with the 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. 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. The Tentative Parcel Map site is consistent with all other requirements of the General Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.

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The site of the proposed land division is physically suitable for the type and density of development, as the site is safely accessible from Komodo Road, the site is relatively flat to easily accommodate development, onsite drinking water wells are required for each parcel per Environmental Health Department (COA 90- E Health Custom), the project is conditioned to comply with Hillside Development Standards (COA 060 – Planning Hillside Development Standards), and this subdivision is consistent with the proposed General Plan land use designation of R:RR as the proposed single family residences that will be utilized with the approval of this Parcel Map and Change of Zone will create minimum 5 acre lots that will meet the rural character of the surrounding area, as the properties immediately to the east and south are 5 acre lots utilized by single family residences and noted in the previous Land Use Findings.

2. 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. As stated in the Mitigated Negative Declaration, the MSHCP Consistency Analysis prepared for the project by L&L Environmental, Inc. a list of special status plant and wildlife species and their habitats known to occur near the project site was compiled. After the literature review, a reconnaissance-level biological field assessment was conducted. A habitat assessment revealed that no federal or state-listed endangered or threatened species were observed. Therefore, impacts are considered less than significant.

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

The project site falls within the Cell Group L designation, Criteria Cell number 5384, of the Multiple Species Habitat Conservation Plan (MSHCP). The project would not conflict with provisions of the MSHCP pursuant to the MSHCP Consistency Analysis prepared for the project by L&L Environmental, Inc. The project required review and consultation with the Western Riverside County Regional Conservation Authority (RCA) as part of the Habitat Assessment & Negotiation Strategy (HANS) process and Joint Project Review (JPR). It was concluded that the project site is not positioned where the 5 – 15% conservation goal within all of Cell Group L is best suited and does not contain the habitat desired for conservation. The proposed project is consistent with MSHCP Criteria Cell and Cell Group requirements. The RCA criteria consistency review also concluded that the project is consistent with both the Criteria and Other Plan Requirements. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts are considered less than significant for

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biological resources per the Mitigated Negative Declaration, therefore the project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

3. 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 prepared for the project determined that the project overall would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.
4. 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

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:

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

Parcels of no less than 5 acres in gross area.

- a. Proposed Streets. No improvements are required. The Condition of Approval (015- Trans Standard Conditions) state 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 existing improvements and Right of Way are adequate for the proposed subdivision. Fire has conditioned that (80-Fire-1) the roads will need to be all-weather and support their apparatus which may trigger improvements (base and compaction) to satisfy their requirements.
- b. If the streets are to be accepted for maintenance by the County, the improvements shall be as follows:
 - i. Rural Residential (Local) roads shall not be less than 24 feet in width, improved with asphalt concrete paving, designed and

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constructed in conformance with Ordinance No. 461, Standard No. 138.

- c. Existing streets. Streets are shown on the Tentative Map, which include all points of connection to Komodo Road, Schramm Trail and Sycamore Springs Road for primary and secondary access.
 - d. 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 Komodo Road.
- B. 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 to ensure that the quantity of surface water runoff discharged off the site is not adversely altered when compared to existing conditions. No street improvements or Right of Way are required. Per Condition (80-Fire-1) the fire apparatus access road will be reviewed by the office of the Fire Marshall for unobstructed clearance and an all weather surface capable of sustaining an imposed load of 75,000 lbs.

- C. 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

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emergency access, and will not impair implantation of, or physically interfere with an emergency response plan or an emergency evacuation plan, and there is an existing 20,000 water tank located on Parcel 2. 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 High Fire Hazard Severity Zones” of Riverside County as shown on a map titles 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.

“Prior to the issuance of any building permit: 1. Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal.

The Fire Apparatus Access Road shall be an all weather surface, capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction.

Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone.” (COA 080 Fire Prior to Permit)

D. 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 have reviewed and approved the proposed septic line locations for the project subject to final review and permitting of the septic system.

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

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- ii. Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act, and Riverside County Ordinance No. 509.
- iii. 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, 10 Acre Minimum (R-A-10) and proposes to change the zone to Residential Agricultural, 5-Acre Minimum (R-A-5). 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.

- 5. 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 since no such easements exist on the property. Improvements for the proposed Project will be incorporated into the right of way along Komodo Road. Therefore, the proposed Project is consistent with this finding.
- 6. 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, 5 acre minimum (R-A-5). As proposed, Parcel 1 will consist of approximately 5 gross acres (4.26 net acres) and Parcel 2 will consist of approximately 5.78 gross acres (5.48 net acres) and Parcel 3 will consist of approximately 9.3 gross acres (8.44 net acres) Therefore, the proposed Project is consistent with this finding.

Development Standards Findings:

- 1. The proposed residential lots comply with the development standards for the Residential Agricultural, 5 acre minimum (R-A-5) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. as detailed below:
 - a. a minimum lot size of 5 acres. The proposed Project will conform to this standard because the minimum lot sizes for the proposed project will be within the range of 5

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acres: Parcel 1 is approximately 5 gross acres (4.26 net acres), Parcel 2 is 5.78 gross acres (5.48 net acres), and Parcel 3 is 9.30 gross acres (8.44 net acres).

- b. The development standards of the proposed Residential Agricultural 5-acre Minimum (R-A-5) 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 227.3 feet and the length 549.60 feet.
- c. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance. The existing house is currently 21 feet high, whereby the project complies with this standard.
- d. The front yard shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The existing dwellings all exceed this setback, with the closest being 148 feet from the front yard setback.

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 September 20, 2019. No response was received from Cahuilla Band of Indians, Colorado River Indian Tribes, Ramona Band of Cahuilla Mission Indians, or Rincon Band of Mission Indians. The Morongo Band of Mission Indians, Pala Band of Mission Indians and the Soboba Band of Mission Indians deferred to the Pechanga Band of Mission Indians. Consultation was requested by the Agua Caliente Band of Cahuilla Indians and Pechanga Band of Mission Indians.

Consultation was requested by the Agua Caliente Band of Cahuilla Indians in a letter dated October 17, 2019. The band was provided with the cultural report and conditions of approval. Consultation was concluded with Agua Caliente on March 4, 2021.

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Consultation was requested by the Pechanga Band in an email letter dated October 16, 2019. The band was provided with the cultural report and conditions of approval. Consultation was concluded on March 30, 2021.

No specific Tribal Cultural Resources were identified by the tribes however, both Pechanga and Agua Caliente requested that the cultural sites on the property be avoided. In addition, both feel the area is sensitive for subsurface 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 Tribes 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.

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.
6. The project site is not located within any city's sphere of influence.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a 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 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

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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, "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.
 - i. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
 - ii. This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.
 - iii. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal." (AND – Fire 015 Advisory)
- 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,

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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 Komodo Road. 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.

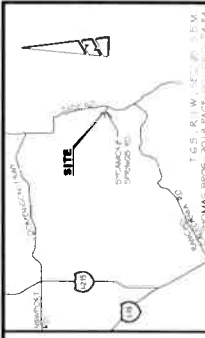
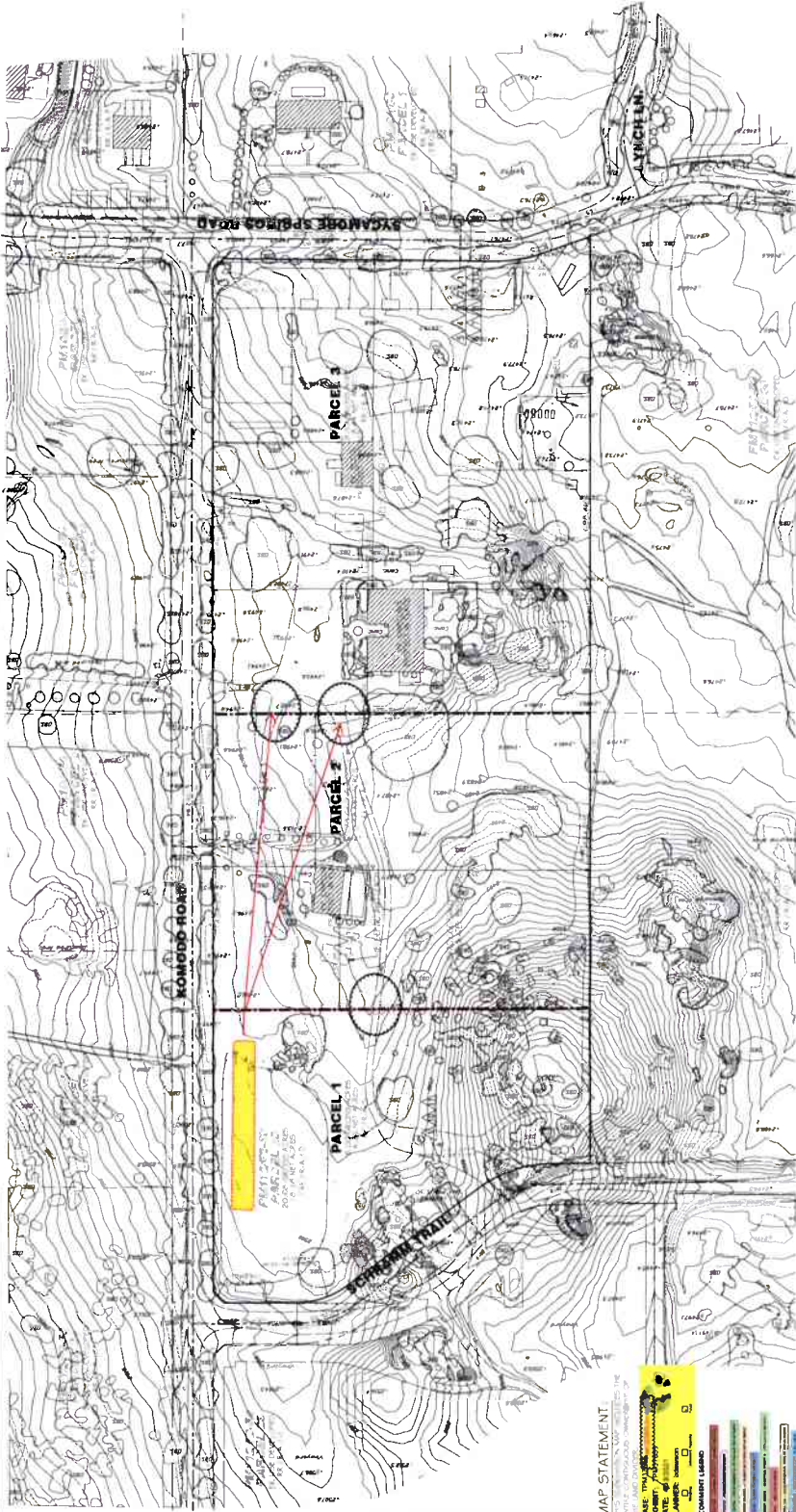
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls in regarding the proposed project to the proposed project.

TENTATIVE PARCEL MAP. NO. 37655

IMPROVEMENT SCHEDULE 11

#	DATE	REVISION



SITE ADDRESS:
1000 SYCAMORE SPRINGS ROAD, WEST, CA 92554

OWNER / APPLICANT:
KIMBERLY HANCOCK & ANDY HANCOCK
1000 SYCAMORE SPRINGS ROAD, WEST, CA 92554
TEL: (951) 261-8800
E-MAIL: KIMBERLY@KIMANDANDY.COM

ASSESSOR'S PARCEL NO.:
APN: 001 001 001 001

BASIS OF BEARINGS:
ALL BEARINGS AND DISTANCES WERE OBTAINED FROM THE RECORDS OF THE COUNTY OF RIVERSIDE.

BENCHMARK:
A BENCHMARK WAS SET AT THE CORNER OF THE SECTION 16, T4S, R12E, S4E, 10N. THE BENCHMARK IS A 1.5\"

ENGINEER / SURVEYOR:
KOLBRIEN ENGINEERING & SURVEYING, INC.
27777 ANNEBOLENE DRIVE, SUITE 200
SAN ANTONIO, TEXAS 78247
TEL: (214) 353-0344
WWW.KOLBRIENENGINEERING.COM

TOPOGRAPHIC SOURCE:
TRIMBLE SURVEYS, INC.
SURVEY NO. 27300
DATE: 10/11/2011

FLOOD ZONE DESIGNATION:
THE PROPERTY IS IN THE UNDESIGNATED FLOOD ZONE. THE PROPERTY IS NOT IN A FLOOD ZONE. THE PROPERTY IS NOT IN A FLOOD ZONE. THE PROPERTY IS NOT IN A FLOOD ZONE.

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN IS THAT PART OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 22 OF PARCEL MAP NO. 37655, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WITH AN AREA OF APPROXIMATELY 2.00 ACRES, MORE OR LESS, WITHIN THE CORNER OF THE QUARTER SECTION 20, SAID COUNTY.

UTILITY PURVEYORS & SCHOOLS:
WATERS SERVICE
CALIFORNIA WATER SERVICE
SUNSHINE WATER SERVICE
SUNSHINE WATER SERVICE
SUNSHINE WATER SERVICE

PRELIMINARY EARTHWORK:
APPROXIMATE EARTHWORK:
APPROXIMATE EARTHWORK: 10,000 YD³

SUBDIVISION SUMMARY:

- PARCEL 1: 100.00 ACRES
- PARCEL 2: 100.00 ACRES
- PARCEL 3: 100.00 ACRES

EXISTING PERMITS:

- NO EXISTING PERMITS ARE ON FILE FOR THIS PROPERTY.

EASEMENT NOTES:

- 1. EASEMENT FOR UTILITY SERVICES.
- 2. EASEMENT FOR ACCESS TO ADJACENT PROPERTY.

PLAN NOTES:

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL DISTANCES WERE OBTAINED FROM THE RECORDS OF THE COUNTY OF RIVERSIDE.
- 3. THE PROPERTY IS NOT IN A FLOOD ZONE.

EXISTING LEGEND:



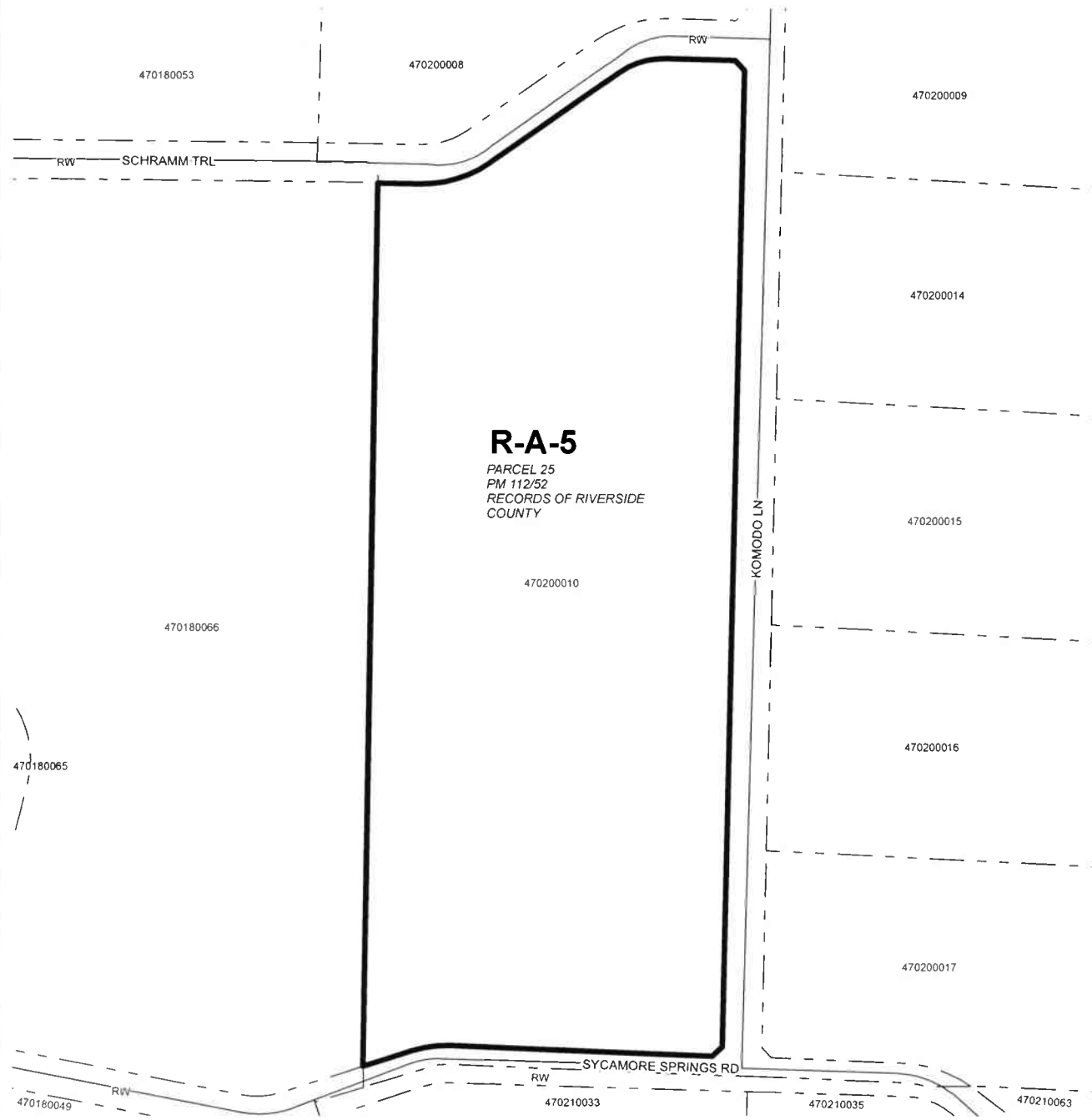
PREPARED BY:
KIMBERLY HANCOCK

DATE PREPARED:
10/11/2011



KOLBRIEN
ENGINEERING & SURVEYING, INC.

RANCHO CALIFORNIA AREA
SEC 25. T.6S., R.1W. S.B.M.



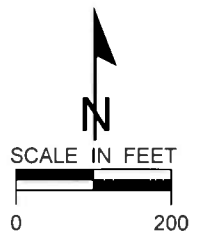
R-A-5
PARCEL 25
PM 112/52
RECORDS OF RIVERSIDE
COUNTY

ZONING EXTENDS TO MIDDLE OF ADJACENT STREET

R-A-5

RESIDENTIAL AGRICULTURAL - 5 ACRE MINIMUM

MAP NO. 2.2476
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 1900005
ADOPTED BY ORDINANCE NO. 348.4982
(DATE:) _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900005 TPM37655

Supervisor: Washington
District 3

Date Drawn: 11/18/2021

Exhibit 1

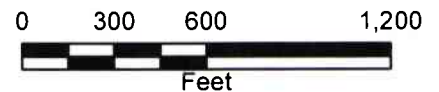
LAND USE



RCIT Eagle Aerial

Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900005 TPM37655
VICINITY/POLICY AREAS

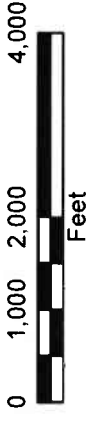
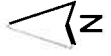
Supervisor: Washington
 District 3

Date Drawn: 11/18/2021
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: In October 7, 2003, the County of Riverside adopted a new "General Plan" providing a long-term vision and strategic direction for Riverside County. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200. (Vicinity Map) is an Internet at (951)955-5277. © 2003 County of Riverside.

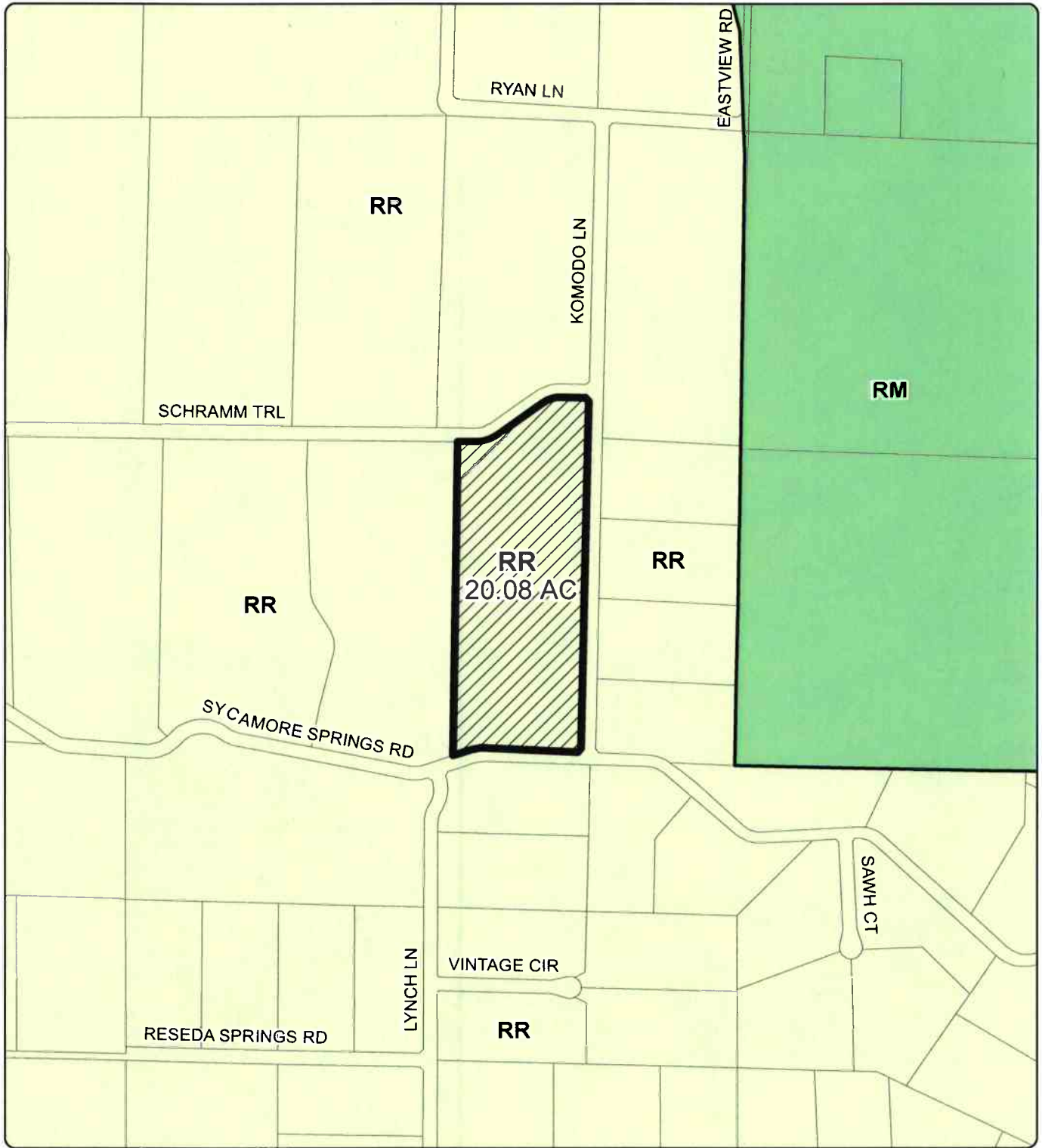
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900005 TPM37655

EXISTING GENERAL PLAN

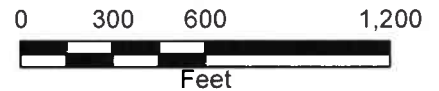
Supervisor: Washington
District 3

Date Drawn: 11/18/2021
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

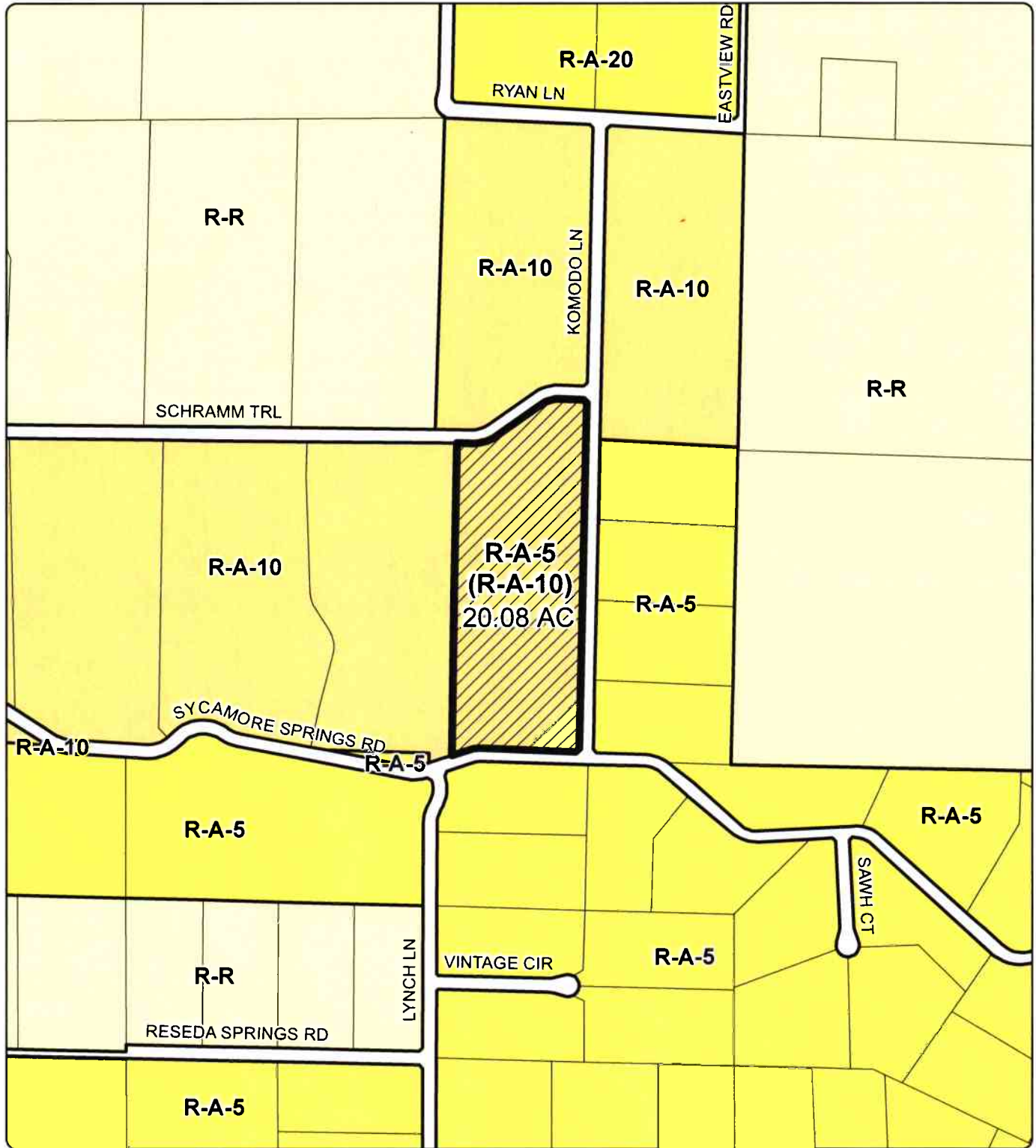
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900005 TPM37655

PROPOSED ZONING

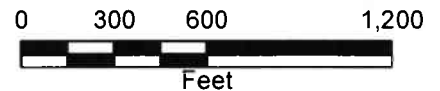
Supervisor: Washington
District 3

Date Drawn: 11/18/2021
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190029
Project Case Type (s) and Number(s): TPM37655 CZ1900005
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Brett Dawson
Telephone Number: (951) 275-3503
Applicant's Name: Forest Hansen
Applicant's Address: 41080 Sycamore Springs Rd. Hemet CA 92544

I. PROJECT INFORMATION

Project Description:

Change of Zone No. 1900005 proposes to change the Zoning Classification of the subject property from Residential Agricultural, 10-acre minimum (R-A-10) to Residential Agricultural, 5-Acre Minimum (R-A-5).

Tentative Parcel Map No. 37655 proposes a Schedule H subdivision of 20.08 gross acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres. The site contains an existing single-family residence, guest dwelling and horse barn.

The above description constitutes the "Project" or "project" as further referenced in this initial study.

The Project is located north of Sycamore Springs Road, south of Schram Trail, and west of Komodo Road within the REMAP.

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

B. Total Project Area:

Residential Acres: 20.08	Lots: 3	Units: 3	Projected No. of Residents: 4
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Other:

C. Assessor's Parcel No(s): 470-200-010

D. Street References: The Project is located north of Sycamore Springs RD, south of Schram TRL, and west of Komodo RD within the REMAP Area Plan – Rancho California Area.

E. Section, Township & Range Description or reference/attach a Legal Description:

F. Brief description of the existing environmental setting of the project site and its surroundings: Single Family Homes and vacant, surrounded by vacant properties and single family homes

G. Other Public Agency Involvement and Required Permits:

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 Residential (R:RR) and all applicable policies. The proposed project would meet the following General Plan and Southwest Area Plan Policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all relevant Multipurpose Open Space Policies. The project site falls within the Cell Group L designation, Criteria Cell number 5384, of the Multiple Species Habitat Conservation Plan (MSHCP). The project would not conflict with provisions of the MSHCP pursuant to the MSHCP Consistency Analysis prepared for the project by L&L Environmental, Inc. The project required review and consultation with the Western Riverside County Regional Conservation Authority (RCA) as part of the Habitat Assessment & Negotiation Strategy (HANS) process and Joint Project Review (JPR). It was concluded that the project site is not positioned where the 5 – 15% conservation goal within all of Cell Group L is best suited and does not contain the habitat desired for conservation. The proposed project is consistent with MSHCP Criteria Cell and Cell Group requirements. The RCA criteria consistency review also concluded that the project is consistent with both the Criteria and Other Plan Requirements. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts are considered less than significant.
4. **Safety:** The proposed project is within a State Responsibility 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 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 meets all applicable Housing Element Policies of the general Plan including policy 5.1.
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; HC4.1; HC 9.2; HC 14.1.

B. General Plan Area Plan(s): REMAP

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential

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

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** REMAP

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

3. **Land Use Designation(s):** Rural Residential and Rural Mountainous

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

5. **Policy Area(s), if any:** N/A

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 10 Acre Minimum (R-A-10)

J. Proposed Zoning, if any: Residential Agricultural 5 Acre Minimum (R-A-5)

K. Adjacent and Surrounding Zoning: Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural 10 Acre Minimum (R-A-10)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

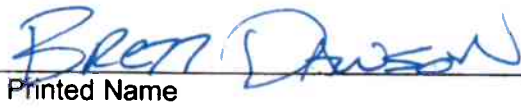
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

12/21/21
Date


Printed Name

For: John Hildebrand
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways," Riverside Extended Mountain Area Plan Figure 8 "Scenic Highways."

Findings of Fact:

- a) The project is located within the Riverside Extended Mountain Area Plan (REMAP). The closest scenic highway to the project site is Highway 74, which is located approximately 12 miles northeast of the site. This portion of Highway 74 is a state designated scenic highway. Due to mountainous terrain and distance between the project site and Highway 74, the site would not be visible from the scenic highway. Project implementation would not have a substantial effect upon a scenic corridor and no impact would occur.
- b) The project site is generally flat with sparse vegetation consisting of mature trees and sparse patches of brush areas. No removal of vegetation is proposed as part of the project. The project site contains existing dwellings and structures that are similar to the rural development in the site vicinity and is not considered as aesthetically offensive. No impact would occur.
- c) Refer to response b) above. The project would be compatible with surrounding development within the area. No impacts to scenic quality would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is within Zone B of the special light area that surrounds Mt. Palomar Observatory. The project would be required to adhere to Ordinance No. 665 that regulates light pollution. Ordinance No. 665 compliance would restrict the permitted use of certain light fixtures emitting into the night sky that could have a detrimental effect on astronomical observations at the Observatory. Ordinance No. 665 lists approved materials, design requirements shielding procedures to prevent nighttime light disturbances. Adherence to Ordinance No. 655 is a standard condition of approval and is not considered a mitigation measure pursuant to CEQA. Conformance with Ordinance No. 655 would reduce nighttime light pollution impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description, Ordinance No. 915

Findings of Fact:

a) Refer to response a) in 2. Mt. Palomar Observatory above. The project will be required to comply with Ordinance No. 655 and Ordinance No. 915, which restricts lighting hours, material types, and techniques of lighting. Ordinance No. 915 requires all outdoor luminaires to be appropriately located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project will be required to comply with the County of Riverside conditions of approval that requires lighting restrictions. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Adherence to Ordinance No. 655 and Ordinance No. 915 would reduce any lighting impacts to less than significant levels.

- b) The closest residential structure to the project is approximately 185 feet south of the project site boundary. Compliance with Ordinance No. 655 and Ordinance No. 915 would prevent the project operations from exposing residential property to unacceptable light levels. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) According to Riverside County GIS, portions of the northern site area are designated as farmland of local importance. The southern portions of the project site are designated as other lands. Implementation of the project would not convert unique farmland or farmland of statewide importance to a non-agricultural use. No impact would occur.
- b) The project site is currently zoned Rural Agricultural (R-A-10). The project proposes to change the zone to Rural Agricultural (R-A-5). The zone change would continue to allow for agricultural uses, which would not conflict with the existing agricultural zoning. The project site is not designated as a land subject to a Williamson Act contract and is not located within a Riverside County Agricultural Preserve. Nor are any adjacent properties surrounding the site. Even with the zone change, impacts would be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project proposes to subdivide one lot into three lots. The project would remain within an agricultural use zone even with the zone change from R-A-10 to R-A-5. Within 300 feet north of the project site boundary is land designated as unique farmland and prime farmland and appears to be utilizing the land for agricultural production.

Due to the proximity of existing agricultural production property located adjacent to the northern boundary of the project site, the project could potentially cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The proposed project would be required to comply with Riverside County Ordinance No. 625 (Riverside County Right-to-Farm Ordinance) (Riverside County, 1994). Ordinance No. 625 specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. Ordinance No. 625 requires a Notice to Buyers land to be included on an Environmental Constraints Sheet, pursuant to Riverside County Ordinance No. 460, for any tentative land division proposed that lies partly or wholly within, or within 300 feet of any land zoned for agricultural purposes. The Notice to Buyers of Land would require notification to future homeowners that agricultural operations are on-going in the surrounding area and that such uses may not be the subject of nuisance complaints. Mandatory compliance with Ordinance 625 would ensure that any potential conflicts between the proposed residential uses and existing agriculturally zoned property within 300 feet of the project site do not occur, thereby resulting in a less than significant impact to existing agriculturally zoned properties located in the project vicinity. With mandatory compliance to Ordinance No. 625, impacts would be less than significant.

- d) Implementation of the proposed project would replace the site's vacant land with a residential community by splitting one lot into three separate large residential lots between 5.0 to 9.3 acres in size. The Project has no potential to result in any other direct or indirect impacts to adjacent or vicinity Farmland types beyond what is already evaluated and disclosed above. As such, implementation of the proposed project would not involve changes in the existing environment which, due to their location or nature, could result in conversion of adjacent or vicinity Farmland to non-agricultural use. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan 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, Google Earth

Findings of Fact:

- a) According to the source maps referenced above, 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)). The closest forest land in proximity to the project site is the San Bernardino National Forest located approximately 5 miles east of the site. Therefore, the proposed project would not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b) Refer to 5 a) above. The project is not located within forest land and would not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact would occur as a result of the proposed project.
- c) Refer to 5 a) and b) above. The project would 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 because the project is not located within, or in close proximity to forest land. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a-b) The project would divide a single parcel into three lots. Two existing single family residences would be on two of the three lots. There would be a potential to construct a single family residential unit on the third lot. A single family residential building and relevant infrastructure to serve the site would cause a minimal direct physical change in the environment in regards to air quality and emissions. The project site is located in a very low density area and would be required to comply with applicable air emissions regulation pursuant to the Riverside County Climate Action Plan and the South Coast Air Quality Management District's air emissions regulations. Project implementation would not substantially contribute to increased air pollutant emissions because the construction of a residential unit would be considered diminutive. Project implementation would not result in a substantial increase in vehicle emissions because the project is a small residential development and would have minimal and periodic vehicular traffic. Due to technological advancements, vehicle emissions have improved and contribute less to air quality impacts. Thus, the proposed project would not have a substantial effect upon air quality emissions, would not conflict with an air quality plan, would not result in a cumulatively considerable net increase of criteria pollutants, and would be required to comply with air quality regulations. Impacts would be considered less than significant.

- c) The project site is located in a rural residential development area with a very low density land use designation that allows for one residential house on a minimum of five acres. The development of a residential unit in this rural setting is considered diminutive because of minimal short term grading effort for the building pad and driveway. Construction of the residence would be a relatively short duration with typical construction equipment and materials, which would not be anticipated to expose sensitive receptors to substantial pollutant concentrations. There are similar single family residential buildings and open space/vacant properties within the vicinity of the project site. The closest existing residential building would be over 550 feet from the proposed center of the third undeveloped lot. No substantial pollutant concentrations would be emitted into the project vicinity during construction or residential occupancy. Thus, the proposed project would not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations. Impacts would be considered less than significant.

- d) The potential development of a residential unit would involve a minimal short term grading effort for the building pad and driveway. Construction of the residence would be a relatively short duration with typical construction equipment and materials, which would not be anticipated to generate emissions or odors and would not adversely affect a substantial number of people. The closest existing residential building would be over 550 feet from the proposed center of the third undeveloped lot. No substantial pollutant concentrations would be emitted into the project vicinity during construction or residential occupancy. Construction emissions at the site would dissipate rapidly and would be diluted within the air near the equipment causing any emissions. Thus, the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): GIS database, WRCMSHCP, On-site Inspection, Habitat Assessment prepared by L&L Environmental, Inc., August 2019, Regional Conservation Authority Joint Project Review #19-03-26-01, HAN180012, September 2019

Findings of Fact:

- a) The project site falls within the Cell Group L designation, Criteria Cell number 5384, of the Multiple Species Habitat Conservation Plan (MSHCP). The project would not conflict with provisions of the MSHCP pursuant to the MSHCP Consistency Analysis prepared for the project by L&L Environmental, Inc. The project required review and consultation with the Western Riverside County Regional Conservation Authority (RCA) as part of the Habitat Assessment & Negotiation Strategy (HANS) process and Joint Project Review (JPR). It was concluded that the project site is not positioned where the 5 – 15% conservation goal within all of Cell Group L is best suited and does not contain the habitat desired for conservation. The proposed project is consistent with MSHCP Criteria Cell and Cell Group requirements. The RCA criteria consistency

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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review also concluded that the project is consistent with both the Criteria and Other Plan Requirements. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts are considered less than significant.

- b-c) According to the MSHCP Consistency Analysis prepared for the project by L&L Environmental, Inc. a list of special status plant and wildlife species and their habitats known to occur near the project site was compiled. Pertinent literature was reviewed to identify local occurrences and habitat requirement of special status species and communities occurring in the region. Literature reviewed included the Western Riverside County MSHCP and the California Natural Diversity Database (CNDDDB) (2018) and United States Fish and Wildlife Service (USFWS) (2018) reports for the vicinity.

After the literature review, a reconnaissance-level biological field assessment was conducted. A habitat assessment revealed that no federal or state-listed endangered or threatened species were observed. A list of all observed wildlife species is included in Appendix A of the Habitat Assessment. Condition of approval (0060-EPD-Nesting Bird Survey) requires a preconstruction nesting bird survey prior to grading permits. Therefore, impacts are considered less than significant.

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

- d) The project site is within the Western Riverside County Multi-Species Habitat Conservation Plan Southwest Area Plan (MSHCP). The MSHCP Conservation Area Urban/Wildlands Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. The future development of the project will be conditioned to comply with the measures identified in the RCA Findings in item "d." (pages 5 – 8) for the Urban/Wildland Interface Guidelines (Section 6.1.4 of the MSHCP). No migratory corridors or linkages identified in the MSHCP are located on the project site. Implementation of the proposed project would not affect any migratory corridors or linkages, or impede the use of native wildlife nursery sites in the vicinity of the project site. Compliance with the MSHCP condition discussed above would reduce impacts to less than significant levels.

- e-f) Pursuant to the MSHCP Consistency Analysis prepared for the project by L&L Environmental, Inc., the project site does not contain riparian/riverine, vernal pool or fairy shrimp habitat. Due to lack of habitat or potential habitat present, no areas of pooling water that might be inhabited by fairy shrimp. There would be no impact.

Pursuant to the MSHCP Consistency Analysis prepared for the project by L&L Environmental, Inc., the MSHCP consistency analysis indicated that the project area does not lie within or adjacent to and riparian/riverine areas or vernal pools. The project site does not support any wetlands adjacent to rivers, streams, or vernal pool habitat, and therefore no impacts would occur to riparian/riverine species. No impact would occur.

- g) Riverside County has adopted oak tree management guidelines and the project site contains multiple mature coast live oaks. Any future development would be required to conduct a tree

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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inventory and detail the steps to be employed for avoidance and mitigation/replacement of any impacted oak trees as a condition of project approval. Compliance with this condition would reduce impacts to less than significant levels.

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, Riverside County General Plan, Google Earth (for historical aeriels), Phase I and II Cultural Resources Assessment prepared by Brian F. Smith and Associates, Inc., October 20, 2020

Findings of Fact:

a-b) According to the Riverside County General Plan Multipurpose Open Space Element Figure OS-7, Historical Resources, it appears that no historical resources are located within the vicinity of the project site. The site is mostly disturbed with existing development. After reviewing aerial photographs in Google Earth, there were no structures on the site as of September 1996. Some of the structures existing on site were constructed between 2003 and 2005 and would not be eligible for listing in the California Register of Historical Resources. Another structure located north of the existing structures appears to have been built just prior to 2009. None of the structures are considered a significant historical resource. A records search was conducted at the Eastern Information Center included a standard review of the National Register of Historic Places, the Office of Historic Preservation Archaeological Determinations of Eligibility, and the Office of Historic Preservation Built Environment Resources Directory. Land patent records, held by the Bureau of Land management and accessible through the BLM General Land Office website were also reviewed for pertinent project information. No historic resources were identified within the boundaries of the project. Thus, no impacts to historic resources would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

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

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

Source(s): On-Site Inspection, Project Application Materials, review and discussions with the Riverside County Archaeologist, Phase I and II Cultural Resources Assessment prepared by Brian F. Smith and Associates, Inc., October 20, 2020

Findings of Fact:

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

The proposed project site and Cultural Resources Assessment was reviewed by the Riverside County Archaeologist. The site is mostly developed and contains existing structures. The project does appear to be in an area that may have cultural resources near to the site. The Cultural Resources Assessment indicated that cultural resources appear to be present onsite. Mitigation measures are presented in the Tribal Cultural Resources analysis section of this environmental document. Compliance with the mitigation measures TCR-1 through TCR-3 presented in the Tribal Cultural Resources section would reduce impacts to archaeological and tribal cultural resources to less than significant levels. Therefore, impacts that would alter or destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource would be reduced to less than significant levels with mitigation incorporated.

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

Mitigation: 060 – Planning-TCR.1 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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
 Monitoring: Native American Monitoring will be conducted by a representative from the consulting tribe(s).

MM TCR-2 If Human Remains Found

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

MM TCR-3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, 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.

Monitoring: Refer to monitoring efforts presented in the Tribal Cultural Resource analysis section.

ENERGY Would the project:

10. Energy Impacts

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

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

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

Findings of Fact:

- a) The land division itself would not require the utilization of energy resources because no development is proposed to occur. Any future development of one or two single family residential structures is not anticipated to utilize a significant amount of energy resources. The small amount of energy consumed during any future construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Riverside County will review the project for consistency with the Riverside County Climate Action Plan. Compliance with the requirements stated above would reduce construction energy impacts to less than significant levels. Operational energy consumption would represent a very small increase in electricity consumption over the current countywide usage. An existing residential structure on the site currently utilizes solar energy to provide some electrical power to the structure. The Project would adhere to all federal, State, and local requirements for energy efficiency, including the Title 24 standards. Additionally, the Project would not result in a substantial increase in demand or transmission service, resulting in the need for new or expanded sources of energy supply or new or expanded energy delivery systems or infrastructure. The project would not result in the inefficient, wasteful, or unnecessary consumption of building energy. As such, a less than significant impact would occur in this regard.

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

Mitigation: No mitigation is required.

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	<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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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,

Findings of Fact:

a) The project is located in a seismically active region. The San Andreas Fault system dominates the geologic structure of the southern California area. Known active faults within the San Andreas Fault system include the Newport-Inglewood, Whittier-Elsinore, San Jacinto and San Andreas Faults. No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. Pursuant to the Riverside County GIS database, the closest fault in proximity to the project site is the Fault in Basement Rocks located approximately 4.3 miles west of the project site. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to Riverside County GIS, the potential for earthquake induced liquefaction is considered remote and the site is not mapped as being in a designated liquefaction zone. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project is located in southern California, which is a seismically active region. The San Andreas Fault system dominates the geologic structure of the southern California area. Known active faults within the San Andreas Fault system include the Newport-Inglewood, Whittier-Elsinore, San Jacinto and San Andreas Faults. No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. Pursuant to the Riverside County GIS database, the closest fault in proximity to the project site is the Fault in Basement Rocks located approximately 4.3 miles west of the project site. Any future development would require compliance with California Building Codes/Regulations, and geotechnical recommendations, which would reduce impacts related to strong seismic ground shaking to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

- a) The project site is relatively flat and no substantial topographic feature exists on the site that could initiate a landslides or rockfalls. Much of the surrounding properties are flat as well. There is hilly terrain east of the site, but it is at a distance of over 700 feet from the project boundary so that should a landslide occur, it is not anticipated that it would impact the project site. A less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to Riverside County GIS, the project site is not located in an area where potential subsidence could occur. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials, Riverside County GIS, California Seismic Safety Commission website

Findings of Fact:

a) According to Riverside County GIS, it does not appear that the project site is in an area that looks to be prone to mudflows. The project site is not in an area that is known to be susceptible to volcanic activity pursuant to the California Seismic Safety Commission¹. The project site is located approximately 4.8 miles southeast from the Diamond Valley Lake and approximately 5.2 miles from Lake Skinner. A seiche is a wave-like oscillation of surface water in an enclosed basin that may be induced by a strong earthquake. Due to the project sites distance from Diamond Valley Lake and Lake Skinner, as well as the topographic featured between the site and these bodies of water, any impacts from the occurrence of a seiche would be very remote. Impacts due to other geologic hazards are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a-c) The division of land would have no impact because no development is proposed. Any future development would be required to be reviewed by Riverside County for slope compliance and

¹ <https://ssc.ca.gov/disasters/volcano.html>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approval. It is anticipated that any future development would install subsurface sewage disposal system to serve the development. This would require review and approval from Riverside County Department of Health. Compliance with the County's regulations would reduce any impacts to topography features, slope development or subsurface sewage disposal to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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): Project Application Materials, Phase I Environmental Site Assessment, Hydrology Study

Findings of Fact:

a-c) The division of land would not create any development that would cause environmental issues due to soil conditions. Future development would be required to comply with federal, state and County regulations regarding soil loss or erosion as well as the California Building Code requirements to reduce risks due to expansive soils. The Phase I Environmental Assessment did not indicate that there were expansive soil conditions on the site. The site currently has a septic system that serves the existing structure and treats waste water. The Riverside County Department of Health issued a Certification of Existing Subsurface Disposal System, which deems the soil adequate to support septic systems. Impacts resulting from soil erosion, loss of topsoil, expansive soils, and septic system support 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.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

- a) As shown in Figure S-8 of the County’s General Plan Safety Element, soils that occur at the Project Site are rated “moderate” for wind erodibility. As with any movement of soil, future development of the project site would have the potential to loosen surface soils, thereby making soils susceptible to wind and/or water erosion. Future development would be considered a minimal surface disturbance and Best Management Practices would be required to minimize soil erosion due to wind. Further, Riverside County’s Building and Safety Department would review and approve any future development plans, which would have the applicant comply with comments and/or conditions to reduce soil erosion impacts. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required. Impacts would be less than significant.

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):

- a) The division of land would not generate greenhouse gas emissions that may have a significant impact on the environment because no development is proposed for the land division. Future potential development would be considered as the construction of small structures like a single-family residence or maybe a second dwelling, which because of the small development nature, would not generate significant greenhouse gas emissions.
- b) Refer to response a) above. Considering the potential for the development of small structures to have no significant impact on the environment from greenhouse gas emissions, the project would be considered as a potential development that would generate emissions well below 3,000 MTCO2e per year and would be in compliance with the County’s Climate Action Plan. Per the County’s Climate Action Plan (CAP) 2019 Update, the goals and supporting measures within the County’s CAP Update are proposed to reflect and ensure compliance with changes in the local and State policies and regulations such as SB 32 and California’s 2017 Climate Change Scoping Plan. Therefore, compliance with the County’s CAP in turn reflects consistency with the goals of the CARB Scoping Plan, Assembly Bill (AB) 32 and Senate Bill (SB) 32.

According to the County’s CAP Update, projects that do not exceed emissions of 3,000 MTCO2e per year are also required to include the following efficiency measures:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2019 (or most current version), and
- Water conservation measures that matches the California Green Building Code in effect as of January 2019 (or most current version).

Because any small structure that may be constructed as part of the land division is not anticipated to generate substantial greenhouse gas emissions and would be anticipated to be in compliance with the County's CAP because it would not exceed emissions of over 3,000MTCO2e per year, and in reality would be far less than that limit, impacts to greenhouse gas emissions would be 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Phase I Environmental Site Assessment prepared by Sladden Engineering May 19, 2020

Findings of Fact:

- a) The division of land would not create a significant public hazard as no development would occur. Any future development on the site may involve the handling of incidental amounts of hazardous substances, such as solvents, fuels and oil. To avoid public exposure to hazardous materials, any future development would be required to comply with local, state and federal laws and regulations regarding the handling and storage of hazardous materials. Long-term use of the site is not anticipated to pose a health or safety hazard to the public because normal household materials would be utilized for cleaning, paints, pesticides, etc. Compliance with local, state and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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federal hazardous material laws and regulations and implementation of BMPs, potential hazardous impacts to the public would be less than significant.

- b) Refer to response a) above. Compliance with existing regulations during any construction activities would reduce the potential for the release of hazardous materials into the environment. The project does not propose any construction or activities that would involve the use of hazardous materials that could be released into the environment. Impacts are anticipated to be less than significant.
- c) The construction and operation of the proposed project would not cause any road closure or create detours that would interfere with adopted regional emergency response plans or regional emergency evacuation plans. At a local level, the Riverside County Fire Department provide emergency response services. The fire department provides 24-hour fire protection and emergency medical services to the project area. The operation of the proposed project would not hinder the ability of the fire department to respond to emergencies within the project area because the site would be utilized with residential use. The site design would be reviewed by the Riverside County Fire Department to ensure compliance with project-specific emergency access, water pressure and similar requirements. With compliance with County of Riverside Fire Department design requirements, potential emergency response impacts would be less than significant.
- d) The closest school to the project site would be Hemet High School located approximately 7.5 miles to the north. The project site is not located within 0.25 mile to a school site and the project would have no impact.
- e) Based on the Phase 1 Environmental Site Assessment prepared for the project. A review of standard environmental records determined that the project site is not included on a list of hazardous materials sites pursuant to Government Code Section 65962.5. In addition, GeoTracker and EnviroStor databases were consulted to determine no hazardous materials sites occur onsite. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports

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

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-d) According to Riverside County GIS, the project is not located in an Airport Influence Area or Airport Compatibility Area. The project is not located within the jurisdiction of any airport that would review/approve project plans. No private airstrips or heliports are near the project and there would be no risks involving safety hazards. The closest airport in proximity to the project site is the Hemet-Ryan Airport located approximately 8.9 miles northwest of the site. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan 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, Hydrology Study prepared by Kolibrien December 2018.

Findings of Fact:

- a-i) A Hydrology Study was prepared for the project site in December 2018. No component of the project has been revised, nor have site conditions changed since the study was completed. Thus, it is anticipated that the study is still accurate as it relates to the proposed project. The division of land would not create impacts to hydrology or water quality because no development would occur. Any future development is considered minor because only small structures would be allowed for development on the site. Because of the small nature of any proposed development, and mandatory compliance with water quality regulations, it is anticipated that the project would not violate water quality standards, substantially impact groundwater supply or quality, would not increase surface runoff or redirect flows, would not release pollutants and would not conflict with water quality or groundwater management plans. Future development flows in the post construction condition would have very minor differences between the pre-construction condition and discharge from impervious areas will follow existing drainage patterns. The offsite flow runs through portions of the site and are conveyed through the project site without change. Any small structure development would not cause a significant impact to hydrology in the area. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE AND PLANNING Would the project:				
24. Land Use				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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"/>

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

Findings of Fact:

- a) The land division would not have the potential to physically divide an established community. Any future development of the site would be considered small and would be located within the site boundary. The project does not require an easement (like powerlines, natural gas line, bridge, roadway or drainage channel) that could divide a community. No impact would occur.
- b) Environmental analysis throughout this Initial Study has addressed the potential conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Based on the analysis, it was determined that that project would have less than significant impacts on the environment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and no mitigation is required to reduce impacts to less than significant levels. Therefore, the project would not conflict with any adopted land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources

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

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

Findings of Fact:

a-c) According to Riverside County GIS and General Plan, the site is located in an area designated as Mineral Resource Zone (MRZ)-1. MRZ-1 is described as areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. There are no mining operations that exist or are proposed within the vicinity of the site. No abandoned mines are known to existing within the vicinity of the site. Therefore, no impacts to mineral resources would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a-b) The project site is not located within an airport land use plan. The closest airstrip to the project site is Hemet-Ryan Airport, which is located over nine miles northwest of the site. Therefore, the project's distance from an airstrip would not have the potential to expose people to excessive noise levels. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

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

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

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

Findings of Fact:

a) The division of land would not cause any noise impacts because no development is proposed. Any future development would be the potential construction of a single-family residence and construction activities would be required to comply with the County of Riverside Ordinance No. 847 and any noise impacts from such a small development would be minor. Compliance with Riverside County construction operational hours and regulations would reduce noise impacts to less than significant levels.

b) The division of land would not cause any vibration impacts because no development is proposed. Any future project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. Groundborne vibrations from construction activities rarely reach levels that damage structures. Based on the Federal Transit Administration's Transit Noise and Vibration Impact Assessment Manual, Table 7-4, Vibration Source Levels for Construction Equipment, the project construction would typically generate vibration levels ranging from 0.003 to 0.089 inches per second peak particle velocity at 25 feet from the source of activity. Because the closest existing residence from any potential future development would be over 300 feet from the nearest focused construction area, impacts from vibration and noise are considered less than significant.

Mitigation: No mitigation is required.

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

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Riverside County GIS

Findings of Fact:

a) Pursuant to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-8, Paleontological Sensitivity, and the Riverside County GIS Parcel Report for the project site, the potential for paleontological resources occurring on the site is low. Only a small amount of grading would occur for any potential future residential pads and driveways. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The current project site contains two residences. The division of the parcel into three parcels would accommodate an additional residential structure on the vacant parcel. No people would be displaced with any future project implementation. No impact would occur.

b) The proposed project would divide a single parcel into three parcels and would be consistent with the Riverside County General Plan land uses and zoning. Due to the relatively small nature

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the anticipated future project development, the project would not create a demand for additional housing or affordable housing. No impact would occur.

- c) The proposed project would divide a single parcel into three parcels and would be consistent with the Riverside County General Plan land uses and zoning. Due to the relatively small nature of the anticipated future project development, the project implementation of one single-family residence would not induce substantial unplanned population growth in the area. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

Fire protection and suppression services for the project would be provided by the Riverside County Fire Department. The nearest fire station to the site is the Riverside County Fire Department Station 28, located at 35655 Sage Road, Hemet, CA 92544, and is located approximately 1.1 roadway/driving miles from the project site. The potential future development of one new residential unit would not directly or indirectly induce significant population growth. The project would not result in the need for additional new or altered fire protection services and would not alter acceptable service ratios or response times. Implementation of the project would also not create the need for the development of additional fire facilities. The Riverside County Fire Department will have an opportunity to review the project during the application process and development impact fees will be determined that will be paid by the applicant, which will contribute to the provision for future facilities as the County's population increases (if determined necessary). Therefore, less than significant impacts to fire protection services would occur with implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

The potential development of one single family dwelling unit would not directly or indirectly induce significant population growth. The project may add additional students to the Hemet Unified School District. Impacts to schools will be mitigated by mandatory school impact fees that will be paid by the applicant. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

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

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

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

c) The potential development of one single family dwelling unit would not directly or indirectly induce significant population growth. The project may add additional people who might use existing parks and recreational facilities within the project area. The project would be required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to comply with Riverside County Ordinance No. 460 with regards to payment of park fees. The project is not located within a recreation and park district. The project is within CSA 152, but this pertains to street sweeping and not parks and recreation. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Include the construction or expansion of a trail system?

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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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f) Result in inadequate emergency access or access to nearby uses?

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

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

- a) The proposed project would potentially develop one residential unit, which would not add a significant amount of traffic to the existing circulation system. The project is not expected to result in a substantial increase in vehicle trips and congestion to the areas circulation system because the density of development is consistent with the General Plan. The project would be reviewed for consistency with all applicable County plans and would be required to comply with State and County design regulations. Impacts are considered less than significant.
- b) Refer to response 37 a) above. The proposed project is not anticipated to exceed either individually or cumulatively and level of service standard established by the County. Implementation of the project would result in slight increases in traffic volumes on area roadways, but would not individually result in an excess of a County level of service. Based on a review of applicable VMT screening thresholds, the project is anticipated to meet the Small Projects screening threshold and would result in a less than significant VMT impact. Meeting the Small Projects screening threshold is sufficient to determine a less than significant impact and no additional VMT analysis is required. Therefore, impacts are considered less than significant, no mitigation is required.
- c) The proposed project would potentially construct a private driveway that would provide access to the future residential unit. The driveway access off of Komodo Road would be designed to State and County standards and regulations. The County's Transportation Department would review and approve the driveway access design. Project implementation would not result in substantial hazards to vehicular traffic. Less than significant impacts would occur in this regard.
- d) The potential development of one lot for residential use is considered a minimal development that is consistent with the County's General Plan. This type of development is typical and not out of the ordinary for the area. Implementation of the project would not cause an effect upon, or a need for new or altered maintenance of roads in the vicinity of the project and a less than significant impact would occur.
- e) The potential future development of the project would not cause an effect upon circulation during the project's construction because all equipment and materials needed for construction is anticipated to be staged within the project site. Construction vehicles accessing the site would be minimal and would not cause traffic issues for the current vicinity circulation system. A less than significant area circulation impact would occur during project construction.
- f) The project would be located off of the existing and unimproved Komodo Road. Prior to construction, the project would be subject to review by the County's Fire and Sheriff Departments to assure that adequate emergency access is provided. The County's standard review procedures prior to issuance of grading/building permits would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) The California Environmental Quality Act, effective July 2015, require that the County address tribal cultural resources. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 September 20, 2019. No response was received from Cahuilla Band of Indians, Colorado River Indian Tribe, Ramona Band of Cahuilla Mission Indians, or Rincon Band of Mission Indians. The Morongo Band of Mission Indians, Pala Band of Mission Indians and the Soboba Band of Mission Indians deferred to the Pechanga Band of Mission Indians. Consultation was requested by the Agua Caliente Band of Cahuilla Indians and Pechanga Band of Mission Indians.

Consultation was requested by the Agua Caliente Band of Cahuilla Indians in a letter dated October 17, 2019. The band was provided with the cultural report and conditions of approval. Consultation was concluded with Agua Caliente on March 04, 2021.

Consultation was requested by the Pechanga Band in an email letter dated October 16, 2019. The band was provided with the cultural report and conditions of approval. Consultation was concluded on March 30, 2021.

No specific Tribal Cultural Resources were identified by the tribes however, both Pechanga and Agua Caliente requested that the cultural sites on the property be avoided. In addition, both feel the area is sensitive for subsurface 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. (TCR-1)

The project will also be required to adhere to State Health and Safety Code Section 7050.5 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. (TCR-2)

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval (TCR-3) that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. With the inclusion of these Conditions of Approval, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

Mitigation:

MM TCR-1: Native American Monitoring (060 – Planning)

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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
Monitoring: Native American Monitoring will be conducted by a representative from the consulting tribe(s).

MM TCR-2: If Human Remains Found

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

MM TCR-3: Unanticipated Resources

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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meeting described above, and continue monitoring of all future site grading activities as necessary.

Monitoring:

Monitoring shall be conducted by the Project Archaeologist, Native American Monitor, in coordination with the County Archaeologist.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

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

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

Source(s): Project Application Materials

Findings of Fact:

- a) The division of the land could potentially accommodate three residential units which is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems. Two residential structures exist on the site and water is provided via an onsite well. Wastewater would be treated on site via individual septic systems on each lot. No wastewater facility would be impacted. Three relatively small residential pads would not create significant impervious surfaces that would generate the need for a storm water drainage system and storm flows would utilize the existing storm water drainage within the surrounding community. Impacts would be considered less than significant.
- b) The proposed project is to allow for the subdivision of an approximately 20 gross acre lot into three lots with a minimum lot size of 5 acres. Ultimate development of the site could potentially result in the development of one additional single family residences to the existing three onsite. This is considered a small development. It is anticipated that future development would require a well to serve the site. No water district would be impacted with future project implementation because of the installation of a private well. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

- a) Future project development would be required to construct septic systems for each of the three lots that will treat and dispose of wastewater. The septic systems would be in compliance with Riverside County Department of Environmental Health regulations. With 5 acre minimum lots sizes, it is anticipated that there is sufficient area to support an advanced treatment sewage disposal system and that the groundwater table will not encroach within the current allowable limit set forth by Riverside County and California State requirements. Compliance with the Riverside County Department of Environmental Health regulations, including Ordinance No. 856, will ensure that septic system installation will have less than significant impacts.
- b) The proposed project would not be utilizing a wastewater provider. The project will be installing a wastewater treatment system for each lot. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) It is not anticipated that project implementation would substantially alter existing or future solid waste generation patterns and disposal services. Waste from the project area is currently served by 3 landfills: Badlands Landfill, Lamb Canyon and El Sobrante Landfill. Badlands accepts up to 4,500 tons per day of solid waste and is anticipated to close in 2022. Lamb Canyon accepts up to 5,000 tons per day of solid waste and is anticipated to close in 2029. El Sobrante accepts 5,000 tons per day of in-county solid waste and is anticipated to close in 2057. Solid waste collection services for unincorporated Riverside County area is provided by CR&R Services, which provides sustainable waste and recycling services. CR&R also has an extensive

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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network of processing facilities that would manage the project site waste stream and includes solid waste, recyclables, green waste, food waste, construction and demolition waste, electronic waste and a number of other materials. Thus, project implementation would not impair the attainment of solid waste reduction goals. Ultimate development of the project site will generate a less than significant impact to solid waste disposal needs.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

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

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

- a) The proposed project would be served by an existing circulation system that provides access to the project site and facilitates vehicular circulation throughout the project area in accordance with Riverside County and State standards. The Riverside County Sheriff’s Department, California Highway Patrol, and other cooperating law enforcement agencies have primary responsibility for evacuations. These agencies work together to assess fire behavior and spread, which ultimately influence evacuation decisions. Evacuation routes are generally identified by fire protection and law enforcement personnel, are determined based on the location and extent of the incident, and include as many predesignated transportation routes as possible. Depending on the nature of the emergency requiring evacuation, it is anticipated that the majority of the project area residents would exit the project area via Sage Road and travel north or south depending on which direction is the safest to travel away from an emergency. Project implementation would not impair access to Sage Road should an evacuation be required. It is not anticipated that the project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts in this regard would be less than significant.
- b) Wildfires may potentially occur in wildland areas near the project site, or in on-site undeveloped open space. Under existing conditions, the project site includes vegetation that could cause potential fire issues. The project would include conversion of a portion of the site to maintained urban development with designated landscaping and fuel modification areas. A fuel modification zone is a strip of land where combustible vegetation has been removed and/or modified and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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partially or totally replaced with more adequately spaced, drought-tolerant, fire-resistant plants in order to provide a reasonable level of protection to structures from wildland and vegetation fires.

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

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

- c) Implementation of the proposed project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. As discussed above, the project would be required to comply with existing regulations that help reduce fire risks and does not propose power lines, etc. Impacts are considered less than significant.
- d) Implementation of the proposed project is not anticipated to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The project does not propose any components that would create significant risks due to flooding, post-fire slope instability or drainage changes. The project would create more level ground in the residential pad areas and will introduce landscaping that would help reduce such risks. Impacts are considered less than significant.
- e) Refer to response 44 a) and b) above. Project implementation would not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires because it would be required to comply with State and County regulations regarding fire risk reduction. Compliance with development fire regulations, and fire resistant building materials would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

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

Source(s): Staff Review, Project Application Materials and provided technical studies

Findings of Fact:

Based on the environmental analysis conducted throughout this Initial Study, impacts to Aesthetics, Agriculture & Forest Resources, Air Quality, Biological Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Paleontological Resources, Population/Housing, Public Services, Recreation, Transportation, Utilities/Service Systems and Wildfire would have a less than significant impact on the environment.

Impacts to Cultural Resources (Archaeological Resources) and Tribal Cultural Resources would be significant unless mitigated. Thus, Mitigation Measures TCR-1 through TCR-3 are required for the project to reduce impacts to less than significant levels.

Because impacts to biological resources were found to be less than significant (as well as other relevant analysis sections), implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. All environmental topics analyzed within this document are either considered to have No Impact, Less Than Significant Impact, or Less Than Significant Impact with Mitigation Incorporated.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact:

The environmental analysis conducted in this Initial Study determined that the land uses would be consistent with the County's General Plan land use projections. The land uses have been considered with overall County growth. The analysis demonstrated that the project would be in compliance with federal, State, and County applicable regulations. Further, the project would not create impacts, that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because impacts were either determined to be less than significant, or less than significant with the incorporation of mitigation measures.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact:

The environmental analysis conducted in this document regarding the project impacts determined that the project would not have the potential to generate significant adverse effects on human beings. The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly as analyzed throughout this environmental document. Impacts were identified to have no impact or a less than significant impact on human beings. Thus, impacts are considered less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

Revised: 12/21/2021 3:19 PM
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx



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

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



12/21/21, 2:40 pm

TPM37655

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37655. 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 - Hold Harmless

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PPT190039 CZ2000008 or its associated environmental documentation; and,
 - (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PPT190039 CZ2000008, including, but not limited to, decisions made in response to California Public Records Act requests; and
- (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Map Act Compliance (cont.)

Advisory Notification. 2 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. 3 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 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. 4 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37655 CZ1900005) 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. 5 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37655 proposes a Schedule H subdivision of 20.08 acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres. The site contains an existing single-family residence, guest dwelling and horse barn.

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

Advisory Notification. 6 AND - EA Mitigation Measures

Mitigation Measures from the project's Initial Study-Mitigated Negative Declaration have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project Initial Study-Mitigated Negative Declaration.

Advisory Notification. 7 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TPM37655

Tentative Map, Amended No. TPM37655, dated 4-13-21.

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance (cont.)

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance (cont.)

- 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. 9 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.

E Health

E Health. 1 DEH ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire

Fire. 1 Fire - Advisory

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.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire - Advisory (cont.)

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

Flood

Flood. 1 Flood Haz. Report

Tentative Parcel Map (TPM) 37655 is a proposal for a Schedule "H" subdivision of 20.08 acres into three residential parcels with the minimum lot size of 5 acres in Riverside Extended Mountain Area. The site is located at the northwest corner of Sycamore Springs Road and Komodo Road. This project is being processed concurrently with Change of Zone (CZ) 1900005. CZ1900005 proposes to change the project site's Zoning Classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Residential Agricultural 5-Acre Minimum (R-A-5). The proposed zoning is consistent with existing flood hazards.

The parcel map is located within a FEMA Zone D per FIRM (2008) 06065C2775G. Zone D is defined as areas in which flood hazards are undetermined, but possible. The site is subject to offsite flow from a tributary drainage area of approximately 160 acres from the hills to the east and northeast. The topography of the area consists of well-defined ridges and natural watercourses that traverse the property in northeast-to-southwest and east-to-west directions.

No proposed offsite drainage information and detail has been provided this time for a review. New construction should comply with all applicable ordinances. There is adequate area outside of the natural watercourses for building sites. Natural watercourses should be kept free of buildings and obstructions and grading shall be designed in a manner that maintains the natural drainage patterns of the area in order to prevent flood damage to new buildings. If the development of this property would increase downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impacts.

This subdivision is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any future hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

It should be noted that the site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3

Unanticipated Resources (cont.)

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

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

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

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

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL (cont.)

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

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

Transportation

Transportation. 1

TRANS STANDARD CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

3. All centerline intersections including driveways shall be at 90 degrees, plus or minus 5 degrees.

4. 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.

Plan: TPM37655

Parcel: 470200010

50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

Planning

050 - Planning. 1 FEE BALANCE Not Satisfied

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

050 - Planning. 2 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. 3 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. 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 E.A. No. CEQ190029 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 REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Change of Zone No. 19000005 has been approved and adopted by the Board of Supervisors and has been made effective. This land Division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Planning-CUL

Plan: TPM37655

Parcel: 470200010

50. Prior To Map Recordation

Planning-CUL

050 - Planning-CUL. 1 ECS Sheet Not Satisfied

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of cultural sites Temp. 1, Temp. 2 and Temp 3.

Survey

050 - Survey. 1 FINAL MAP REQMTS Not Satisfied

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

- 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.
- Existing access between proposed lots shall be removed or shall be noted on the final map.
- The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

Transportation

050 - Transportation. 1 RELOCATE FENCES Not Satisfied

Fences and all structures encroaching the road right-of-way shall be relocated outside the right-of-way.

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

Plan: TPM37655

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IMPROVEMENT SECURITIES (cont.) Not Satisfied
Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

Parcel Map 37655 is located within the boundaries of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 1,179 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning

060 - Planning. 1 Gen - Fee Balance Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for TPM37655 CZ1900005 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 2 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. 3 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 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. 4 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. 5 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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 Gen -Slope Grading Techniques (cont.) Not Satisfied
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.

Planning-CUL

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

Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s).
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(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (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

060 - Planning-CUL. 3 Temporary Fencing- Cultural Not Satisfied

Temporary fencing shall be required for the protection of cultural site(s) Temp 1, 2, and 3 during grading activities. Prior to commencement of grading or brushing, the project archaeologist shall confirm the site boundaries and determine an adequate buffer for protection of the site(s). The applicant shall direct the installation of fencing under the supervision of the project archaeologist and Native American Monitor. The fencing can be removed only after grading operations have been completed.

Plan: TPM37655

Parcel: 470200010

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact 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. 2 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.

DRAINAGE/TOXICS

Plan: TPM37655

Parcel: 470200010

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) (cor Not Satisfied
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 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied

WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

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

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Plan: TPM37655

Parcel: 470200010

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.)

Not Satisfied

Prior to Grading Permit Final Inspection

Artifact disposition

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all 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), have been handled through the following methods.

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), have been 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. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied.

1. Preservation-in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). 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.

Human Remains

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the 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 and any associated items as provided in Public Resources Code Section 5097.98.

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

Plan: TPM37655

Parcel: 470200010

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report (cont.) Not Satisfied
reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:
1. Submitting a "Wet Signed" copy of the Soils 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 or other means of site stabilization as approved by County Inspector 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 Gen - Custom Not Satisfied
Prior to building permit issuance, any proposed use of an On-site wastewater Treatment System will require approval from Riverside County Environmental Health.

Fire

080 - Fire. 1 Prior to permit Not Satisfied
Prior to the issuance of any building permit: 1. Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal.
The Fire Apparatus Access Road shall be an all weather surface, capable of sustaining an imposed

Plan: TPM37655

Parcel: 470200010

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS (cor Not Satisfied
WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

This condition applies WQMP is required, but a grading permit is not required.

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

E Health

090 - E Health. 1 Gen - Custom Not Satisfied

A separate approved drinking water well will be required for each resultant parcel prior to building permit final. Well sharing between parcels will not be allowed without the creation of a small water system and obtaining a small water system permit from Environmental Health.

Planning

090 - Planning. 1 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. 2 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

Plan: TPM37655

Parcel: 470200010

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Gen - Ordinance No. 659 (cont.) Not Satisfied

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.

Transportation

090 - Transportation. 1 RCTD-CWQ - CONDITIONAL WQMP COMPLETION Not Satisfied

WQMP is not required for entitlement. However, if a WQMP is required during the plan check phase, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

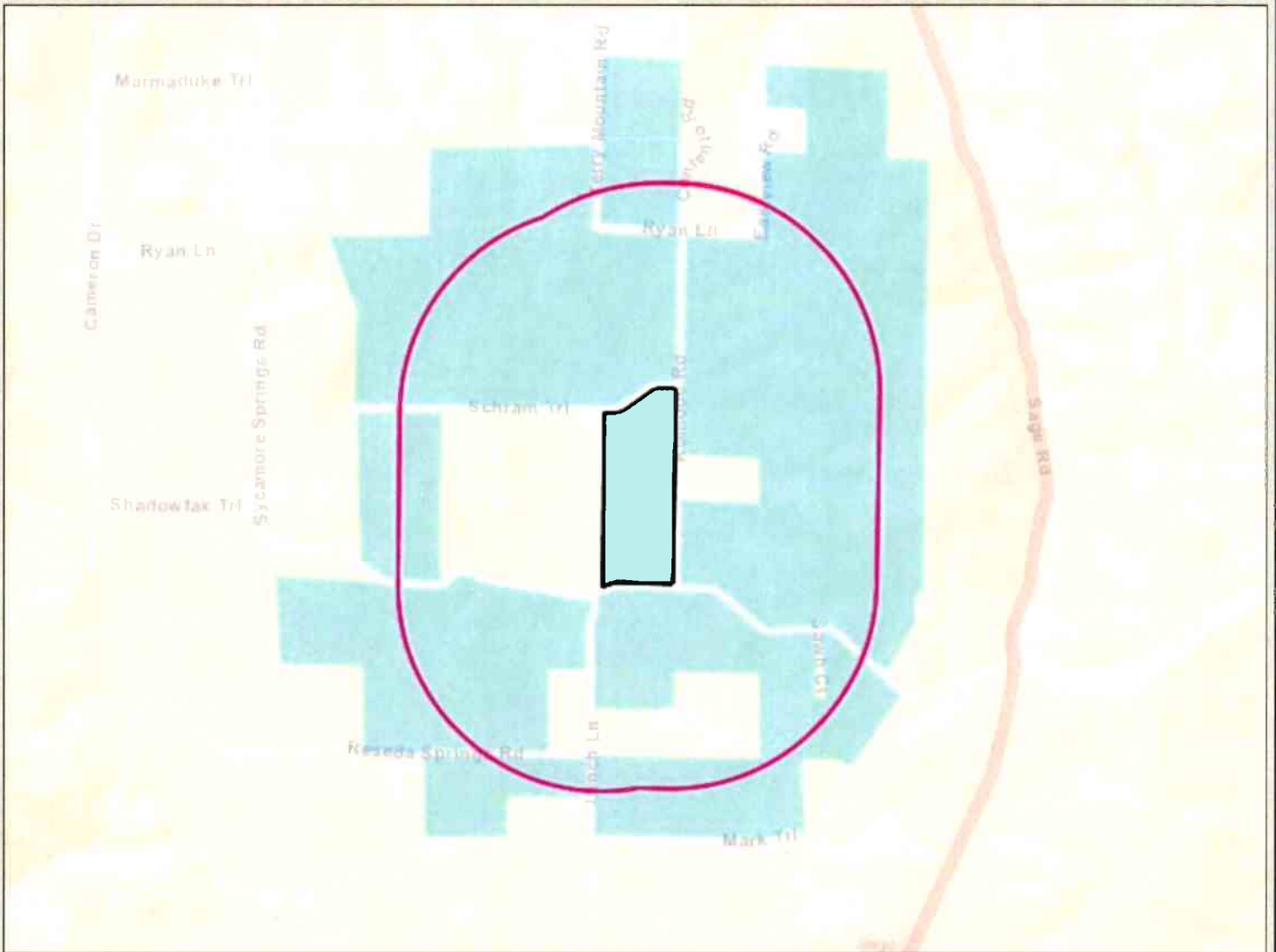
090 - Transportation. 2 TUMF FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:




- Transportation Uniform Mitigation Fees (TUMF) per Ordinance 824.

Riverside County GIS Mailing Labels

CZ1900005 / TPM37655 (1600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 11/18/2021 3:39:40 PM

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470180032
EDWIN J. RICHARDS
6 DAPPLEGRAY LN
RLLNG HLS EST CA 90274

470180047
RANDALL W. DAFFERN
34483 TERRY MOUNTAIN RD
HEMET CA 92544

470190026
CAROLE B. WINN
915 WILSHIRE BLV STE 1760
LOS ANGELES CA 90017

470200010
HANSEN FAMILY TRUST DATED 11/30/2018
41080 SYCAMORE SPRINGS RD
HEMET CA 92544

470200014
WILLIAM S. BUCHKO
3640 HILLVIEW DR
RIVERSIDE CA 92503

470210034
GERALD R. KAISER
35048 LYNCH LN
HEMET CA 92544

470210064
MCMANAMAN ROBERT M
35235 SAGE RD
HEMET CA 92544

470210032
GRINKEY SANDRA LIVING TRUST DTD 6/28/2012
23200 MODOC ST
PERRIS CA 92570

470210059
AMERICAN RIDING CLUB FOR THE
35048 LYNCH LN
HEMET CA 92544

470230026
JERRY MAHAN
40995 RESEDA SPRINGS RD
HEMET CA 92544

470180053
LEAMING
6090 WHEELER AVE
LA VERNE CA 91750

470190005
DERICK L. HANSEN
NO 534
WINCHESTER CA 92596

470190042
DALE A. ELENIAK
663 BRECKENRIDGE PL
SIMI VALLEY CA 93065

470210035
COLLINS CAROLINE JANE & MARTIN WILSON
41225 SYCAMORE SPRINGS RD
HEMET CA 92544

470210050
JAMES KEVIN JOHNSTON
35190 SAWH CT
HEMET CA 92544

470230017
MARY LYNNE WRIGHT
40890 RESEDA SPRINGS RD
HEMET CA 92544

470200002
SARA A. MILLS
5072 VIA INGRESSO
YORBA LINDA CA 92886

470210030
GUOXIONG CHEN
41010 MARK TR
HEMET CA 92544

470210058
FISHLOCK & WILLS
400 PALISADES AVE
SANTA MONICA CA 90402

470210036
MATHIAS BOLLINGER
41315 SYCAMORE SPRINGS RD
HEMET CA 92544

470200009
ALLAN MONTGOMERY
27636 YNEZ RD # L7 168
HEMET CA 92544

470210031
LORENZO VALLEJO
PO BOX 1582
SAN JACINTO CA 92581

470230015
RAFAEL I. CONSTANZA
2845 IMPERIAL AVE
SAN DIEGO CA 92102

470180052
HOLSBERRY FAMILY TRUST
32295 MISSION TRAIL # R8
LAKE ELSINORE CA 92530

470200008
JEFFREY MARK WIENS
502 WABASH AVE
REDLANDS CA 92374

470180051
KYLE DAFFERN
40710 SCHRAMM TR
HEMET CA 92544

470210020
JENSEN REVOCABLE LIVING TRUST 7/8/19
35155 SAWH CT
HEMET CA 92544

470200017
DALE K. MASENTEN
41120 SYCAMORE SPRINGS RD
HEMET CA 92544

470210023
WILKES LIVING TRUST UA DATED 05/27/2020
35195 SAWH CT
HEMET CA 92544

470210049
HILDA NUNEZ SOTO
41469 SYCAMORE SPRINGS RD
HEMET CA 92544

470230016
JASON K. BAKER
40830 RESEDA SPRINGS RD
HEMET CA 92544

470230021
MICHAEL JOSEPH MURRAY
40460 RESEDA SPRINGS RD
HEMET CA 92544

470180043
EMERALD GROVE ESTATES
350 10TH AVE STE 1000
SAN DIEGO CA 92101

470180049
JAVIER REYES
5159 E CRESCENT DR
ANAHEIM CA 92807

470200004
RONALD ALFRED SINTEK
2320 PEPPERTREE LN
RIVERSIDE CA 92506

470200016
JOSEPH S. PURCZYNSKI
34880 KOMODO RD
HEMET CA 92544

470210033
AYESHA M. MILLER-NUCE
41055 SYCAMORE SPRINGS RD
HEMET CA 92544

470210063
ISIAH W. MCMANAMAN
35235 SAGE RD
HEMET CA 92544

470230024
WILLIAM L. GREENE
40775 RESEDA SPRINGS RD
HEMET CA 92543

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 18, 2021

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ1900005 / TPM37655 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 9TH Floor

Riverside, Ca. 92502

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

12/21/2021 3:32:22 PM

Forest and Jill Hansen
41080 Sycamore Springs Rd
Hemet CA 92544

R-A-5

PARCEL 25
PM 112/52
RECORDS OF RIVERSIDE
COUNTY

470200010

KOMODO LN

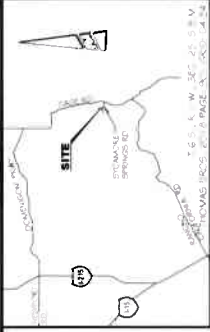
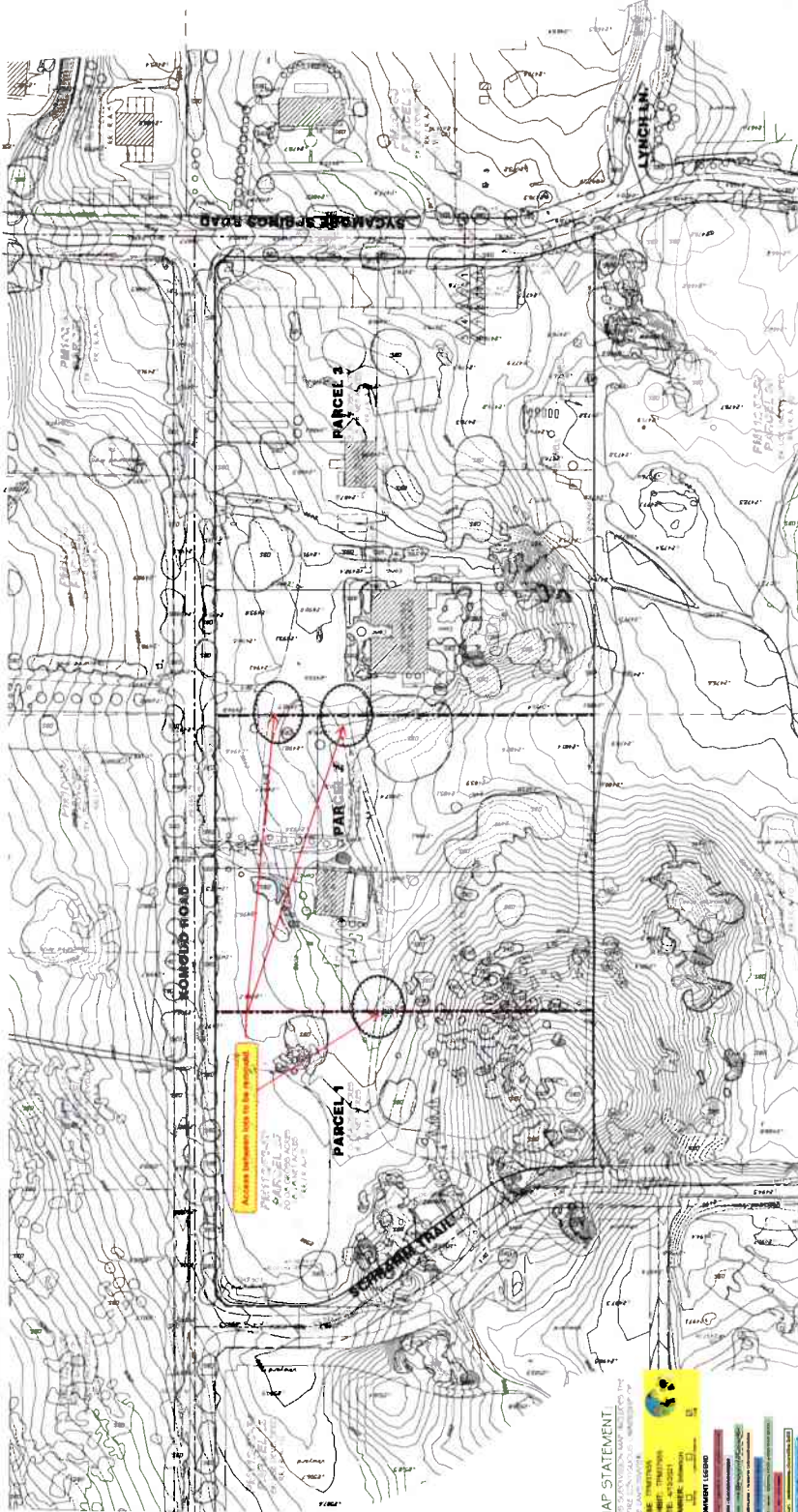
SYCAMORE SPRINGS RD

RW

TENTATIVE PARCEL MAP. NO. 37655

IMPROVEMENT SCHEDULE H1

#	DATE	REVISION
1		PREPARED FOR SUBMITTANCE



SITE ADDRESS:
4180 SYCAMORE SPRINGS RD, HAYWARD, CA 94544

OWNER / APPLICANT:
JOHN H. JOHNSON, JR. AND LAMAR HANSEN
HAYWARD AND WEST AD, 8000 EVANSTON
HAYWARD, CA 94544
PHONE: (925) 937-1234
FAX: (925) 937-1234

ASSESSOR'S PARCEL NO.:
470-000-02

BASIS OF BEARINGS:
CALCULATED BY JOHN H. JOHNSON, JR. AND LAMAR HANSEN
ON SPECIALty PARCEL MAP. THE BEARINGS ARE AS SHOWN ON THE SPECIALTY PARCEL MAP. THE BEARINGS ARE AS SHOWN ON THE SPECIALTY PARCEL MAP.

BENCHMARK:
LOCAL BENCHMARK NO. 3, 3.14 METERS ABOVE NAVY
HEIGHT TO PROPOSED GRADE. THE SURVEY IS A SECOND-ORDER SURVEY. THE SURVEY IS A SECOND-ORDER SURVEY. THE SURVEY IS A SECOND-ORDER SURVEY.



ENGINEER / SURVEYOR:
JOHN H. JOHNSON, JR.
1717 AVENUE 50, SUITE 100
EMERYVILLE, CA 94608
PHONE: (925) 937-1234
FAX: (925) 937-1234
WWW.JOHNSONENR.COM

TOPOGRAPHIC SOURCE:
7.5' UTM GRID SOURCE
7.5' UTM GRID SOURCE
7.5' UTM GRID SOURCE
7.5' UTM GRID SOURCE

FLOOD ZONE DESIGNATION:
THE PROPERTY IS NOT IN A FLOOD ZONE. THE PROPERTY IS NOT IN A FLOOD ZONE. THE PROPERTY IS NOT IN A FLOOD ZONE.

ZONE AND USE INFORMATION:
R-1 (RESIDENTIAL SINGLE-FAMILY)
R-1 (RESIDENTIAL SINGLE-FAMILY)
R-1 (RESIDENTIAL SINGLE-FAMILY)
R-1 (RESIDENTIAL SINGLE-FAMILY)

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 2 OF PARCEL MAP NO. 37655, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, BEING THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 12 WEST, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, MAP NO. 37655.

UTILITY PURVEYORS & SCHOOLS:
UTILITY PURVEYORS & SCHOOLS
UTILITY PURVEYORS & SCHOOLS
UTILITY PURVEYORS & SCHOOLS

PRELIMINARY EARTHWORK:
PRELIMINARY EARTHWORK
PRELIMINARY EARTHWORK
PRELIMINARY EARTHWORK

SHEET 1 OF 1

SUBDIVISION SUMMARY:

- PARCELS: 3 (TOTAL 7.63 ACRES)
- PARCEL 1: 1.46 ACRES
- PARCEL 2: 2.77 ACRES
- PARCEL 3: 2.40 ACRES

EASEMENT NOTES:

- 1. SEE THE PLAT RECORDS FOR THE EASEMENT NOTES.
- 2. SEE THE PLAT RECORDS FOR THE EASEMENT NOTES.
- 3. SEE THE PLAT RECORDS FOR THE EASEMENT NOTES.
- 4. SEE THE PLAT RECORDS FOR THE EASEMENT NOTES.
- 5. SEE THE PLAT RECORDS FOR THE EASEMENT NOTES.
- 6. SEE THE PLAT RECORDS FOR THE EASEMENT NOTES.
- 7. SEE THE PLAT RECORDS FOR THE EASEMENT NOTES.
- 8. SEE THE PLAT RECORDS FOR THE EASEMENT NOTES.
- 9. SEE THE PLAT RECORDS FOR THE EASEMENT NOTES.
- 10. SEE THE PLAT RECORDS FOR THE EASEMENT NOTES.

PLAN NOTES:

- 1. SEE THE PLAT RECORDS FOR THE PLAN NOTES.
- 2. SEE THE PLAT RECORDS FOR THE PLAN NOTES.
- 3. SEE THE PLAT RECORDS FOR THE PLAN NOTES.
- 4. SEE THE PLAT RECORDS FOR THE PLAN NOTES.
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- 8. SEE THE PLAT RECORDS FOR THE PLAN NOTES.
- 9. SEE THE PLAT RECORDS FOR THE PLAN NOTES.
- 10. SEE THE PLAT RECORDS FOR THE PLAN NOTES.

EXISTING LEGEND:

SYMBOL	DESCRIPTION
Circle with dot	WELL
Circle with cross	WATER METER
Circle with X	ELECTRIC METER
Circle with dot and cross	TELEPHONE METER
Circle with dot and X	CABLE TV METER
Circle with dot and cross and X	COMBINED METER
Circle with dot and cross and X and dot	COMBINED METER WITH WATER METER
Circle with dot and cross and X and dot and X	COMBINED METER WITH WATER METER AND TELEPHONE METER
Circle with dot and cross and X and dot and X and dot	COMBINED METER WITH WATER METER, TELEPHONE METER, AND CABLE TV METER

GRAPHIC SCALE



PREPARED BY:

JOHN H. JOHNSON, JR.
DATE PREPARED: 08/11/11

KOLIBRIEN
LAND SURVEYING, CIVIL ENGINEERING, STRUCTURAL ENGINEERING

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/15/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: April 15, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011529743-02

P.O. Number:

Ad Copy:

planning
4/15/22
item 21.1

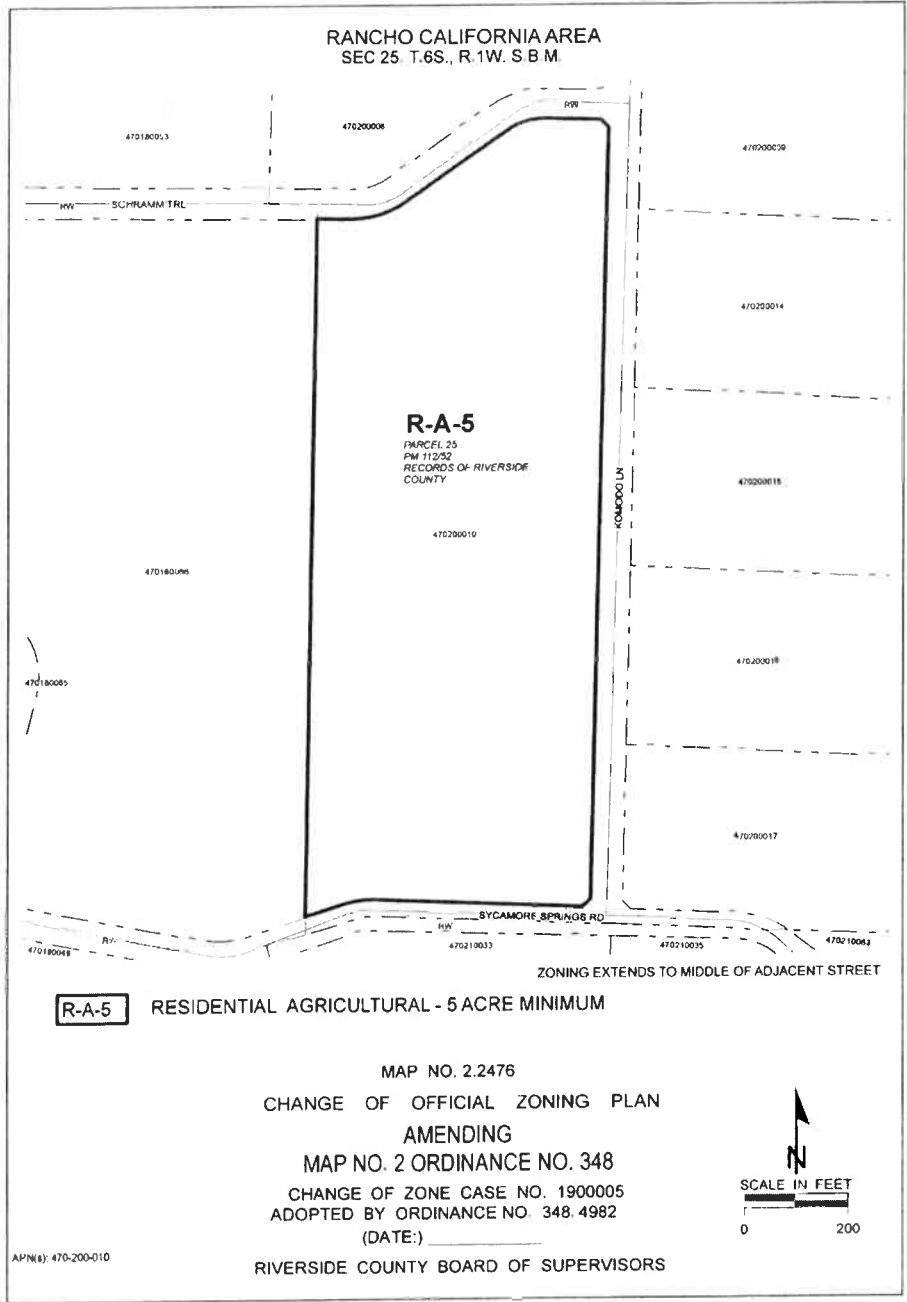
**BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.4982**

**AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2476, Change of Zone Case No. 1900005" which map is made a part of this ordinance.

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



J. Hewitt, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on April 5, 2022, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA
ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 5, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Change of Zone No. 1900005 and Tentative Parcel Map No. 37655**. Change of Zone No. 1900005 proposes a Change of Zone from Residential Agricultural – 10-Acre Minimum (R-A-10) to Residential Agricultural – 5-Acre Minimum (R-A-5). Tentative Parcel Map No. 37655 is a Schedule "H" subdivision of 20.08 acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres – APN:470-200-010. This proposed project is located northerly of Sycamore Springs Rd, southerly of Schramm Tr., easterly of Vacant Land, and westerly of Komodo Ln. in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190029, APPROVE Change of Zone No. 1900005, ADOPT Ordinance No. 348.4982, and APPROVE Tentative Parcel Map No. 37655.**

On February 2, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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.

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

Dated: March 22, 2022

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

4/5/22 planning item 21.1

REGISTERED MAIL
CLERK / BOARD OF SUPERVISORS

2022 APR -4 AM 11:42

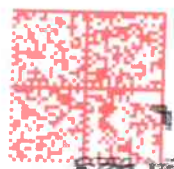
470160052
HOLSBERRY FAMILY TRUST
32295 MISSION TRAIL # R8
LAKE ELSINORE CA 92530

PUBLIC HEARING NOTICE
This may affect your property



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

US POSTAGE **\$ 000.4**
ZIP 92504
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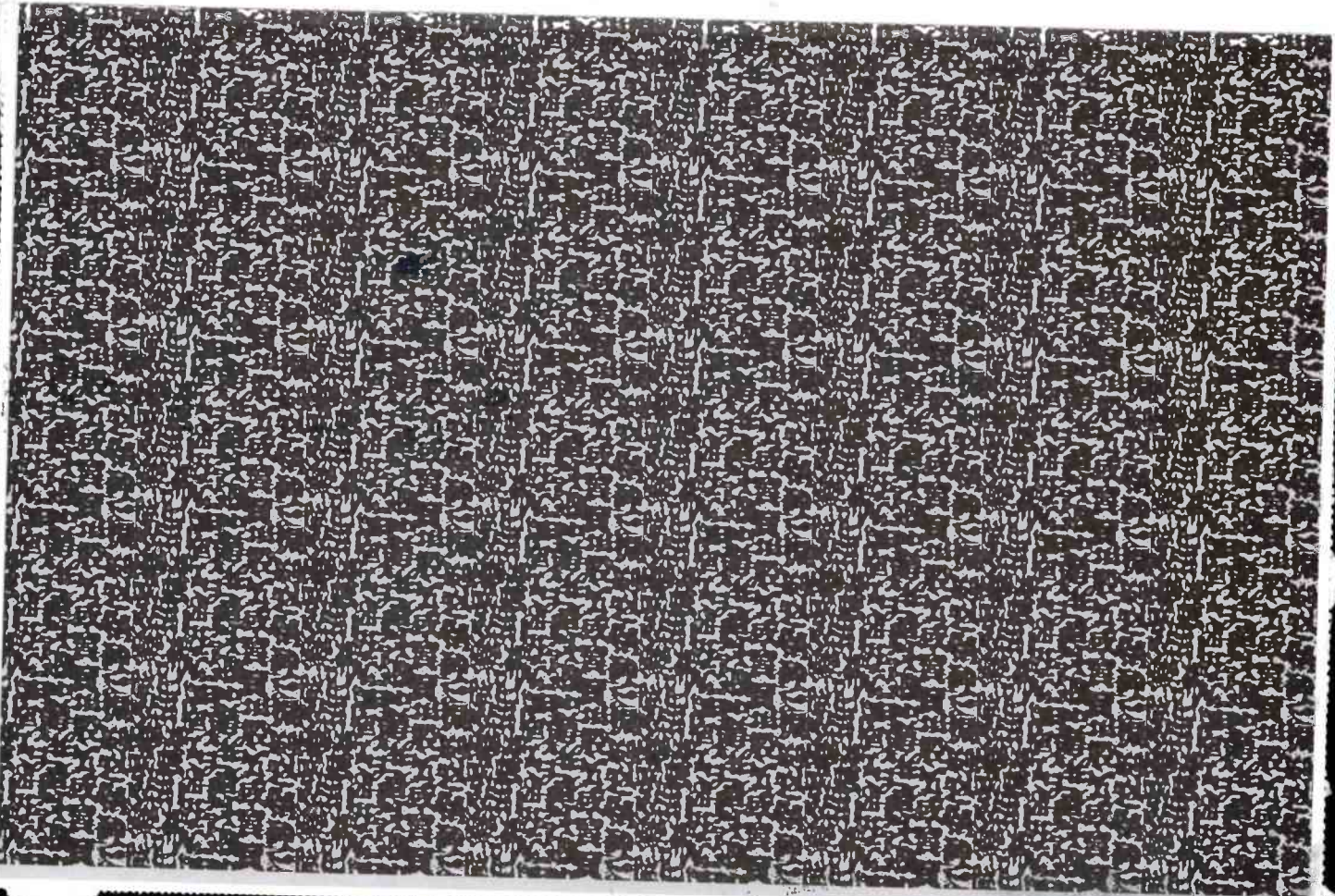


PRESORTED
FIRST CLASS

SN BERNARDINO CA 923
25 MAR 2022 PM 5 L

NIXIE 911 DC 1 8008731722
RETURN TO ADDRESSEE
UNABLE TO FORWARD
UNCLAIMED
BC: 92502114747 *2704-02589-25-42

UNC



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, CONTRACT PLANNER, AT (951) 955-0972 OR EMAIL 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

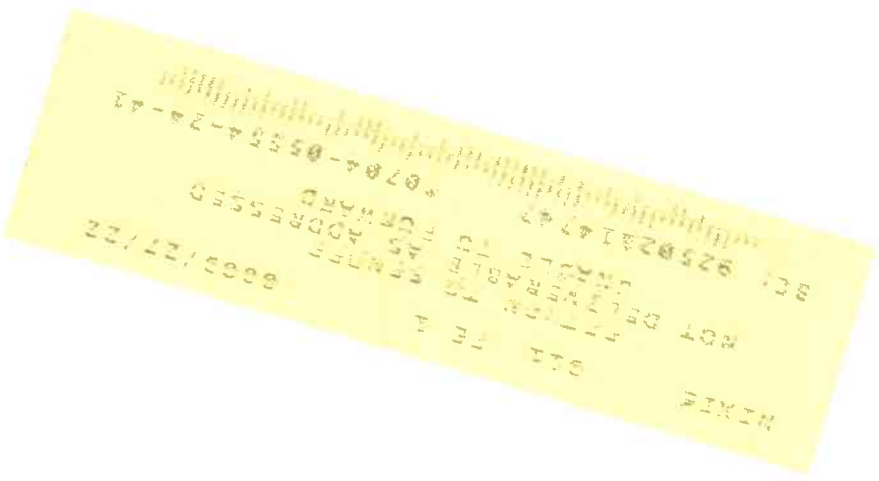
Dated: March 22, 2022

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

4/5/22 planning item 21.1

RECEIVED BY THE COUNTY CLERK / BOARD OF SUPERVISORS

2022 MAR 31 AM 10:41



PUBLIC HEARING NOTICE

This may affect your property
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA
ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 5, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Change of Zone No. 1900005 and Tentative Parcel Map No. 37655**. Change of Zone No. 1900005 proposes a Change of Zone from Residential Agricultural – 10-Acre Minimum (R-A-10) to Residential Agricultural – 5-Acre Minimum (R-A-5). Tentative Parcel Map No. 37655 is a Schedule "H" subdivision of 20.08 acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres – APN:470-200-010. This proposed project is located northerly of Sycamore Springs Rd, southerly of Schramm Tr., easterly of Vacant Land, and westerly of Komodo Ln. in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190029, APPROVE Change of Zone No. 1900005, ADOPT Ordinance No. 348.4982, and APPROVE Tentative Parcel Map No. 37655.**

On February 2, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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>.

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Dated: March 22, 2022

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

4/5/22 planning item 211

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CLERK/BOARD OF SUPERVISORS

2022 APR -4 AM 11:42

9326020181204923

470180043
EMERALD GROVE ESTATES
350 10TH AVE STE 1000
SAN DIEGO CA 92101

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

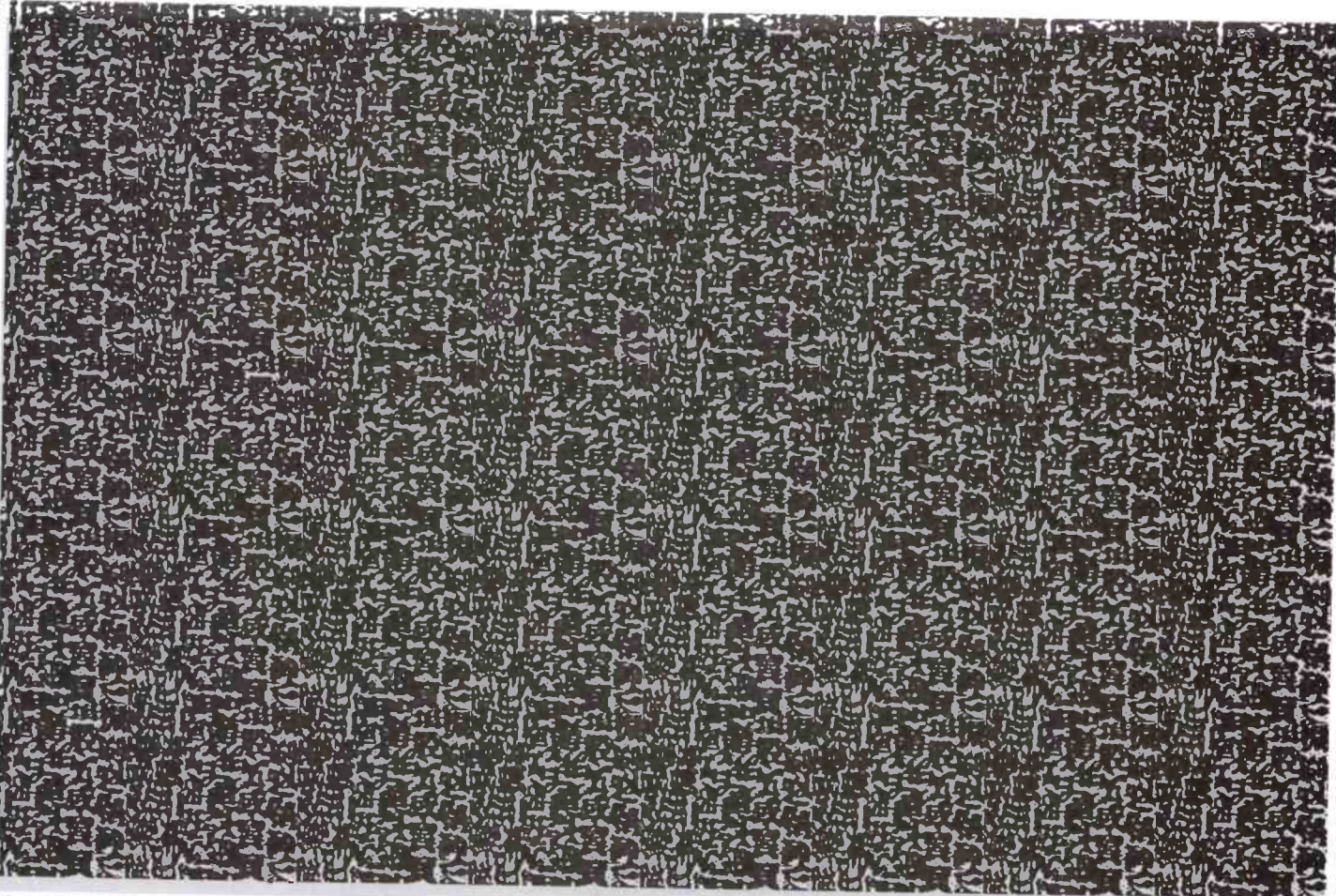


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Lead Agency: CLERK OF THE BOARD OF SUPERVISORS
ATTN: Bret Dawson
Address: 4080 Lemon St. 1ST Floor
Riverside, CA. 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200264
03/25/2022 09:53 AM Fee: \$ 0.00
Page 1 of 2

Removed: 5/2/22 By: E Sawyer Deputy



(SPACE FOR CLERK'S USE)

Project Title

NOTICE OF PUBLIC HEARING - CZ1900005

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

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