

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



ITEM
1.9
(ID # 4544)

MEETING DATE:

Tuesday, July 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37171 - CEQA Exempt - Engineer/Representative: Landmark/Dan Gomez - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 du/ac) - Zoning: Rural Residential (R-R) - Location: Northerly of Olive Avenue, southerly of Haddock Street, easterly of Longfellow Avenue, and westerly of Highway 79 - REQUEST: Receive and File the Assistant TLMA Director's approval of Tentative Parcel Map No. 37171 which is a schedule "G" subdivision of 1.1 gross acres into two (2) residential parcels with a minimum parcel size of 0.5 acres - APN: 462-120-068. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Assistant TLMA Director's Notice of Decision for the above-referenced case acted on by the Assistant TLMA Director on June 5, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

6/26/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: July 11, 2017
xc: Planning, Applicant

Kecja Harper-Ihem
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 Tentative Parcel Map is a Schedule G subdivision of 1.1 gross acres into two (2) residential parcels with a minimum parcel size of 0.5 acre. On June 5, 2017, Tentative Parcel Map No. 37171 was found exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the State CEQA Guidelines, and approved at the Director's Hearing.

Appeal Information

The Assistant TLMA Director's decision is final unless the decision is appealed by the land divider or any interested party. Such appeal shall be filed with the Planning Department within 10 days after the notice of decision appears on the Board's agenda. Any appeal shall be filed in any permanent office maintained by the Planning Department, stating in writing the basis for the appeal and accompanied by the fee set forth in Ordinance No. 671. All appeals shall be heard by the Planning Commission within 30 days after the filing of the appeal. The Planning Commission shall render its decision on the appeal within 10 days of the closing of the hearing.

The Planning Commission's decision may be appealed to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Planning Commission appears on the Board's agenda. The appeal shall be filed in writing, stating the basis for appeal, and shall be accompanied by the fee set forth in Ordinance No. 671 unless the fee shall be paid out of the same fund into which it would be deposited. Upon the filing of the appeal, the Clerk of the Board shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the hearing before the appeal body. Upon conclusion of the hearing, the Board shall render its decision on the appeal within 10 days.

Impact on Residents and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

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


All fees are paid by the applicant. There is no general fund obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Director's Hearing Minutes**
- B. Director's Hearing Staff Report**



Tina Grande, Principal Management Analyst 6/29/2017



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JUNE 5, 2017**

1.0 CONSENT CALENDAR:

NONE

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 **TENTATIVE PARCEL MAP NO. 37171** – Exempt from the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions) – Longfellow Street Trust, c/o Robert Nicorici – Engineer/Representative: Landmark/Dan Gomez – Third Supervisorial District – Harvest Valley/Winchester Area Plan – General Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 du/ac) – Winchester Zoning Area – Zoning: Rural Residential (R-R) – Location: Northerly of Olive Avenue, southerly of Haddock Street, easterly of Longfellow Avenue, and westerly of Highway 79 – **REQUEST:** The Tentative Parcel Map is a Schedule "G" Subdivision of 1.1 gross acres into two (2) parcels with a minimum parcel size of 0.5 acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Staff Report Recommendation:

FIND that the project is exempt from the California Environmental Quality Act (CEQA); and

APPROVE Tentative Parcel Map No. 37171.

Staff's Recommendation:

FINDING the project is exempt from the California Environmental Quality Act (CEQA); and

APPROVAL of Tentative Parcel Map No. 37171.

Planning Director's Actions:

FOUND that the project is exempt from the California Environmental Quality Act (CEQA); and

APPROVED Tentative Parcel Map No. 37171, subject to the conditions of approval.


4.0 SCOPING SESSION:

NONE

5.0 PUBLIC COMMENTS:

Agenda Item No.: **3.1**
Area Plan: Harvest Valley/Winchester
Zoning District: Winchester
Supervisorial District: Third
Project Planner: Deborah Bradford
Director's Hearing: June 5, 2017

TENTATIVE PARCEL MAP NO. 31717
CEQA EXEMPT
Applicant: Robert Nicorici
Engineer/Representative: Dan Gomez



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 37171 is a Schedule G subdivision of 1.1 gross acres into two 0.5 acre parcels. The project site is currently developed with two detached single-family residences and one detached garage. The applicant is proposing a subdivision which would locate one single-family residence on each proposed parcel. No new construction or grading is proposed as a part of this subdivision.

The project site is located northerly of Olive Avenue, southerly of Haddock Street, easterly of Longfellow Avenue, and westerly of Highway 79 and is within the Highway 79 and Winchester Policy Areas within the Harvest Valley/Winchester Area Plan.

BACKGROUND:

AB 52 Tribal Consultation

During the initial review stage of this project, it was anticipated that a Negative Declaration pursuant to CEQA would be prepared. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes on December 7, 2016. AB 52 provides for a 30-day period in which all noticed Tribes may request consultation regarding the proposed project. During that 30-day period it was determined that the project was exempt from CEQA based on Section 15315 of the State CEQA Guidelines. If a project is exempt from CEQA, AB52 consultation is not required. Additionally, no tribe requested consultation.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential 2-5 du/ac (CD:MDR)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Medium Density Residential 2-5 du/ac (CD: MDR) to the east and south, Community Development: Mixed Use Area (CD: MUA) to the west and Open Space: Residential (OS: R) to the north.
3. Existing Zoning (Ex. #2): Rural Residential (R-R)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) to the north, south, east and west, Mixed-Use (MU) to the west.
5. Existing Land Use (Ex. #1): Single-family residential

- | | |
|-----------------------------------|--|
| 6. Surrounding Land Use (Ex. #1): | Winchester Elementary School, Valley Wide Park and Winchester Fire Station to the north, residential uses to the south and east and vacant land to the west. |
| 7. Project Data: | Total Acreage: 1.1 gross acres |
| 8. Environmental Concerns: | Exempt from CEQA pursuant to State CEQA Guidelines Section 15315 |

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) based on the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37171, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached conditions of approval.

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) on the Harvest Valley/Winchester Area Plan. Development within this area is encouraged to be single-family detached and attached with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted. The proposed subdivision will result in two 0.5 acre lots with a density of two dwelling unit per acre. The site is currently developed with two single-family detached residences and no new construction is proposed as a part of this entitlement. The proposed subdivision is consistent with the land use designation as shown in the Harvest Valley /Winchester Area Plan and with all other relevant policies of this Area Plan and the overall General Plan.
2. The project site is located within the Winchester and Highway 79 Policy Areas. The proposed project does not conflict with these Policy Areas policies. Specifically, policy HVWAP 3.4 of the Winchester Policy Area provides that if a specific plan or master plan has not been adopted, permit development to conform to the underlying land use designations. The project site is not located within a specific plan or master plan. The project site's land use designation is Community Development: Medium Density Residential (2 – 5 du/ac). The project site currently has two existing single-family dwelling units on one lot. The proposed land division is within the allowable density for this land use designation and will be consistent with the existing development pattern of the area. In regards to the Highway 79 Policy Area, residential developments within this policy area are required to be consistent with HVWAP 7.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. This 9% reduction would require the existing land use density of 2- 5 dwelling units per acre to be reduced to 3.185dwelling units per acre. The project a density of 2.0 dwellings per, which is consistent with this policy because it does not exceed the allowable number of dwelling units per acre.

3. The project site is surrounded by properties that are designated Community Development: Medium Density Residential 2-5 du/ac (CD:MDR) to the east and south, Community Development: Mixed Use Area (CD: MUA) to the west and Open Space: Residential (OS: R) to the north.
4. The zoning classification for the project site is Rural Residential (R-R).
5. The proposed subdivision of 1.1 acres into two – 0.5 acre parcels with a lot width of approximately 90 feet is consistent with the required lot area size dimensions and development standards as set forth in the R-R zoning classification which requires lots to be no less than one-half acre in size and lot widths to be no less than 80 feet.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south and east and Mixed Use (MU) to the west. Existing residential uses as well as a park, school and fire department have been constructed and are operating within the project vicinity. Subdividing this 1.1 acre parcel in to two – 0.5 acre parcels will ensure consistency with the development pattern of the area in that the zoning to the south, east and west allows for residential development at 0.5 acre minimum and the Mixed Use development to the west encourages higher density residential uses along with commercial uses serving the local community.
7. Based on review by staff, the proposed Tentative Parcel Map is consistent with the minimum improvements for Schedule G subdivisions as provided in Section 10.12.A.2 of Ordinance 460 as they pertain to streets, domestic water, fire protection, sewage disposal and electrical and communication facilities.
 - The following condition of approval (10. TRANS. 1) ensures that the requirements of Ordinance No. 460 as it pertains to Schedule G street improvements have been met:

“With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and / or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside county Road Improvement Standards (Ordinance No. 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q’s, and their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
 - The following Condition of Approval (10. FIRE 1) as it pertains to location of fire hydrants and fire flow have been met:

“ An approved standard fire hydrant (6” x 4” x 2 ½ ” shall be located within 400 feet of all exterior portions of the buildings as measured along approved vehicular travelways. Minimum fire flow shall be per the CFC for 1-hour duration at 20 PSI.”

Lastly, the existing single-family residences are already provided with domestic water and an on-site sewage disposal system. No electrical and communication facilities are required as part of a Schedule ‘G’ parcel map.

8. The proposed project is not located within an existing Criteria Area of the Western Riverside County Multiple Species Conservation Plan, and as such is not required to dedicate a portion of the project site for dedication purposes.
9. The project site is not located within a High Fire Area. Fire protection and suppression services will be available for the proposed project through Riverside County Fire Department.
10. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions) of the State CEQA Guidelines. Section 15315 is a Class 15 exemption which requires that the division of property be in an urbanized area zoned for residential, commercial or industrial uses, into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions would be required, all services and access to the proposed parcels are consistent with local standards and are available, the parcel has not been involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed subdivision is a lot split on a parcel that is zoned residential and is currently developed with two single family residences. The subdivision will create two legal parcels which will meet the Rural Residential (R-R) Development Standards of Zoning Ordinance No. 348 and allowable land uses as noted in the Community Development: Medium Density Residential (CD: MDR) Land Use Designation in the Harvest Valley/Winchester Area Plan. The proposed project is consistent with the General Plan and Zoning Ordinance. The project site has not been involved in a land division within the previous 2 years. All services and access are currently available to the proposed project site. The topography of the project site and surrounding area is flat. In regards to being located within an "urbanized area," State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urbanized". Section 15387 further provides that urbanized areas include areas having a population density of at least 1000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The City of Menifee is located approximately 3.8 miles to the west and has a population of 87,174 people and the City of Hemet located approximately 3 miles to the east has a population of 83,861. Census Tract 427.29 which is adjacent to the proposed project's census tract has a population density of 2,380 persons per square mile. As stated above the project area is located in a developed area and is surrounded by residentially zoned property. The area west of the project site Land Use Designation has recently been changed to Mixed Use Area, with a requirement that new development include at least 75% of its development devoted to high density residential uses. Future planning of this area and Riverside County as a whole will result in a more densely populated area. Staff has determined that the proposed subdivision meets the requirements of Section 15315 as well as the definition of urbanized area.

11. The proposed project meets all the requirements of Ordinance No. 460 Section 7.1 as stated below:
 - a. The proposed map is not located within a Specific Plan. The proposed map and its design are consistent with the General Plan because the Land Use Designation, Community Development: Medium Density Residential encourages a density of 2 - 5 dwelling units per acre, and the proposed land division is of a 1.1 acre parcel into two-0.5 acre parcels. The parcels proposed will be consistent with the development pattern in the project vicinity and the existing right-of-way improvements are consistent with the County of Riverside's road standards.

- b. The project site is physically suitable for the proposed land division in that the development standards for lot size and setbacks are met, the topography of the project site is flat and existing roads and services are accessible.
 - c. The proposed land division is physically suitable for the proposed density of the development. The subdivision will be dividing a 1.1 acre parcel into two parcels resulting in a density of one dwelling unit per 0.5 acre. The land use designation for this property is Medium Density Residential (MDR), 2 - 5 dwelling units per acre. The proposed project will result in an overall density of 2 dwelling units per acre. There will be no additional infrastructure required in that roads are existing, and because two single-family residences currently exist, services such as septic systems, water, gas, electricity and telephone are already serving the site. No additional demand on services will occur due to project implementation. The proposed subdivision will not result in an increase in density than what is allowed per the General Plan.
 - d. The proposed project is exempt from CEQA based on Section 15315 (Minor Land Divisions); therefore, it has been determined that no harm to fish or wildlife or their habitat will occur. In addition standard conditions of approval will also ensure that any sensitive plant or animal species or their habitat will be protected if found on the project site during any ground moving activity. (COA 60.EPD.1 and 60.EPD.2)
 - e. The land division is not located within a High Fire Hazard Area, emergency vehicles can easily access the project site from existing roadways, is not located within a fault zone or within a ½ mile of a fault Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
 - f. The design of the tentative parcel map will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision. Within the tentative parcel map there is an existing easement located along the northern portion of the proposed Parcel 1 for access and use of the property. This easement will not conflict with the design of the proposed subdivision.
12. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. (COA 60. PLANNING. 17)
13. During the initial review stage of this project, it was anticipated that a Negative Declaration pursuant to CEQA would be prepared. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes on December 7, 2016. AB 52 provides for a 30-day period in which all noticed Tribes may request consultation regarding the proposed project. During that 30-day period it was determined that the project was exempt from CEQA based on Section 15315 of the State CEQA Guidelines. If a project is exempt from CEQA, AB52 consultation is not required. Additionally, no tribe requested consultation.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) 2-5 du/acre Land Use Designation and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule G map requirements of Ordinance No. 460, and with all other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area because the proposed project is for the subdivision of a 1.1 acre parcel into two 0.5 acre parcels which is consistent with the zoning classification and land use designation within the project area.
6. The proposed project will not have a significant effect on the environment. As stated above, the proposed project was found to be exempt from CEQA based on Section 15315.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) because the project is not located within a WRCMSHCP cell group.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. High Fire Area or State Responsibility area; or
 - b. A cell group of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP); or
 - c. An earthquake fault zone; or
 - d. A City Sphere of Influence; or
 - e. A 100-year flood plain.
3. The project site is located within:
 - a. The Lakeview/Nuevo/Romoland/Homeland County Service Area #146 ;
 - b. An area susceptible to soil subsidence;
 - c. A very high liquefaction area;
 - d. The Stephens Kangaroo Rat Fee Area; and
 - e. Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 462-120-068

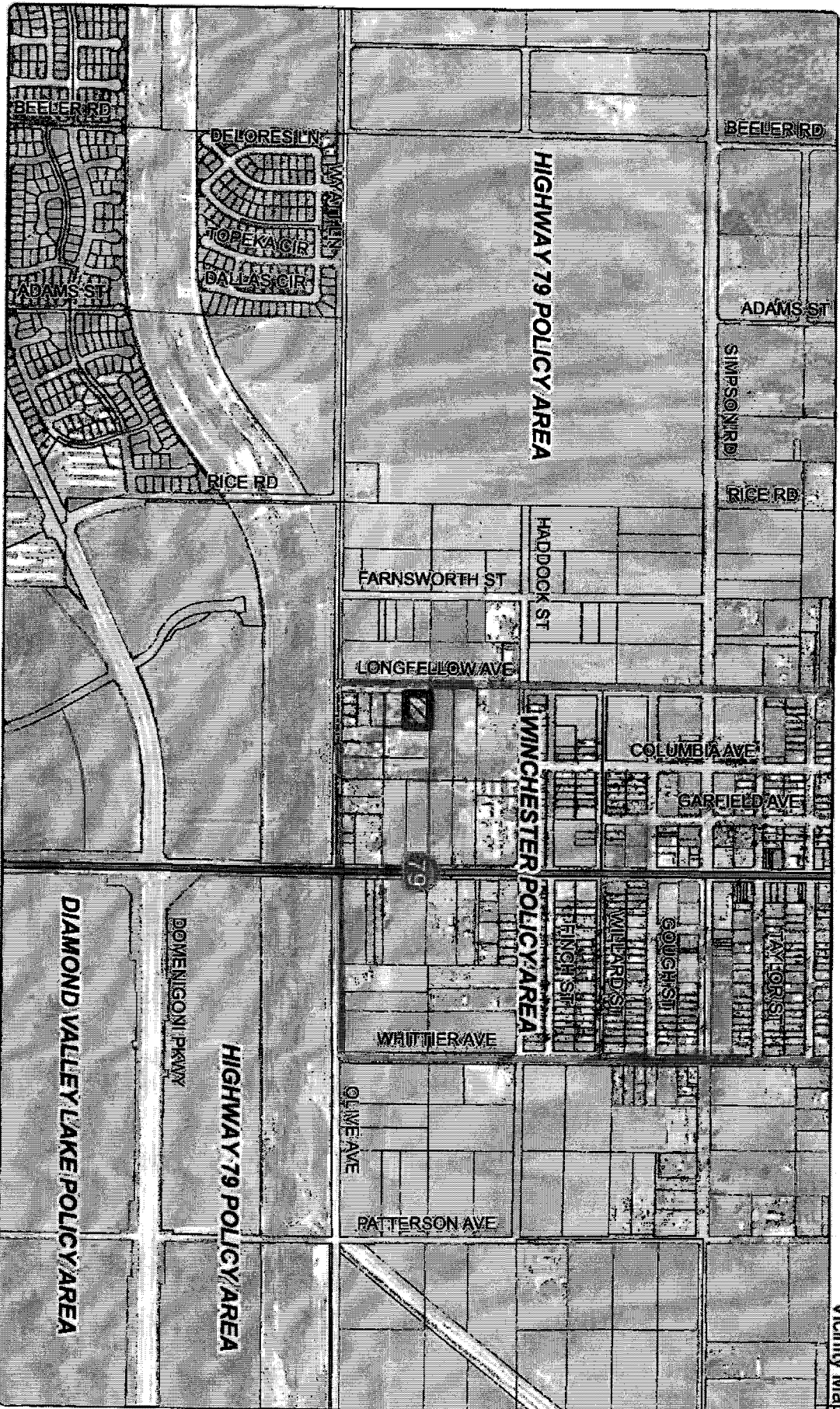
Supervisor: Washington
District 3

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37171

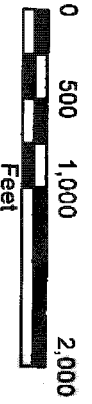
VICINITY/POLICY AREAS

Date Drawn: 03/23/2017
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan. Any planning and land use development for unincorporated Riverside County is subject to the General Plan. The County of Riverside is not responsible for the accuracy of the information on this map. The County of Riverside is not responsible for the accuracy of the information on this map. The County of Riverside is not responsible for the accuracy of the information on this map. The County of Riverside is not responsible for the accuracy of the information on this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37171

LAND USE

Supervisor: Washington
District 3

Date Drawn: 03/23/2017

Exhibit 1



Zoning Area: Winchester

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.netma.org>

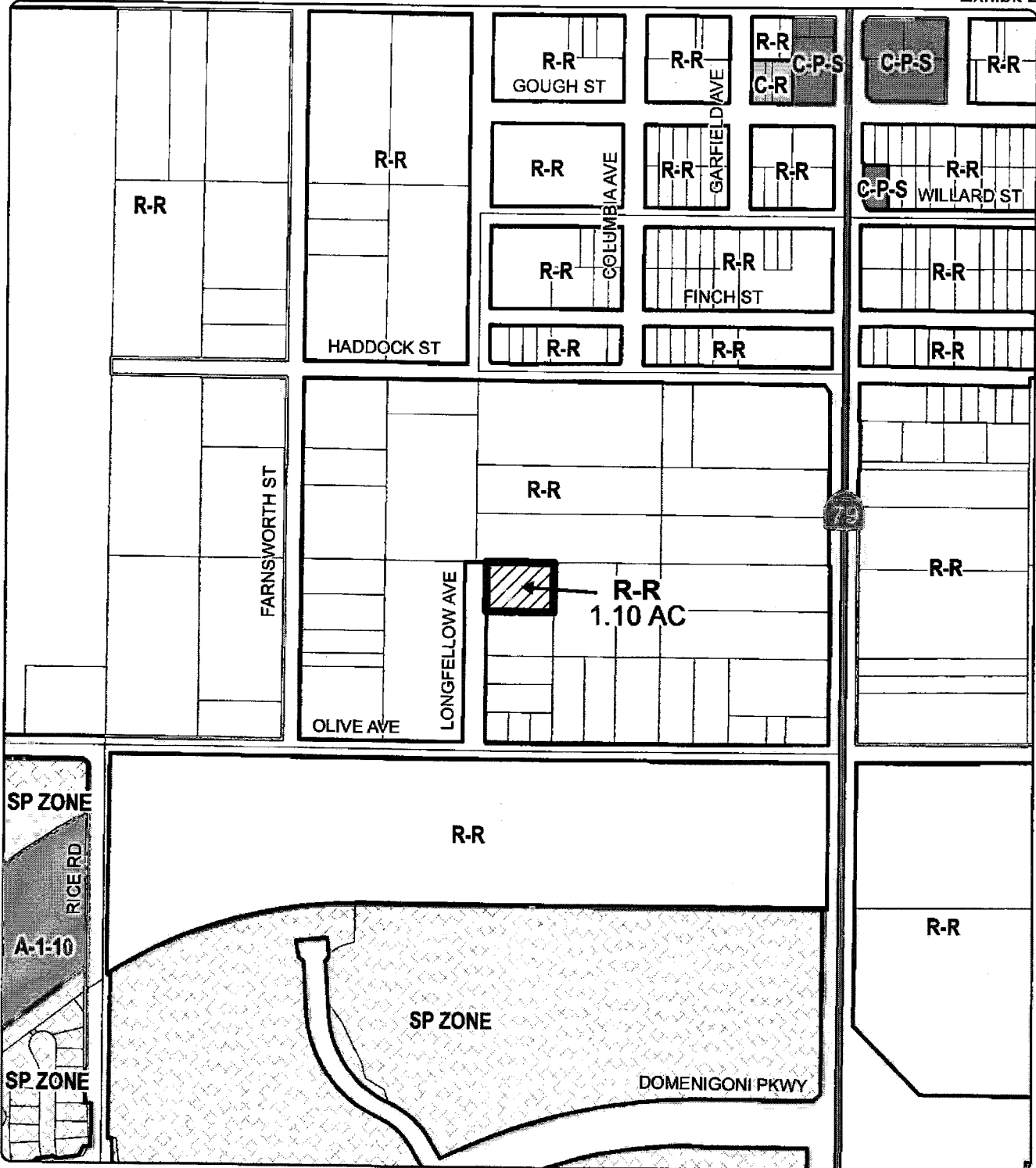
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37171

Supervisor: Washington
District 3

EXISTING ZONING

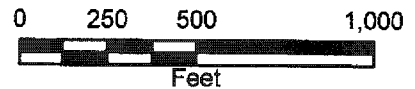
Date Drawn: 03/23/2017
Exhibit 2



Zoning Area: Winchester

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.rcplala.org>



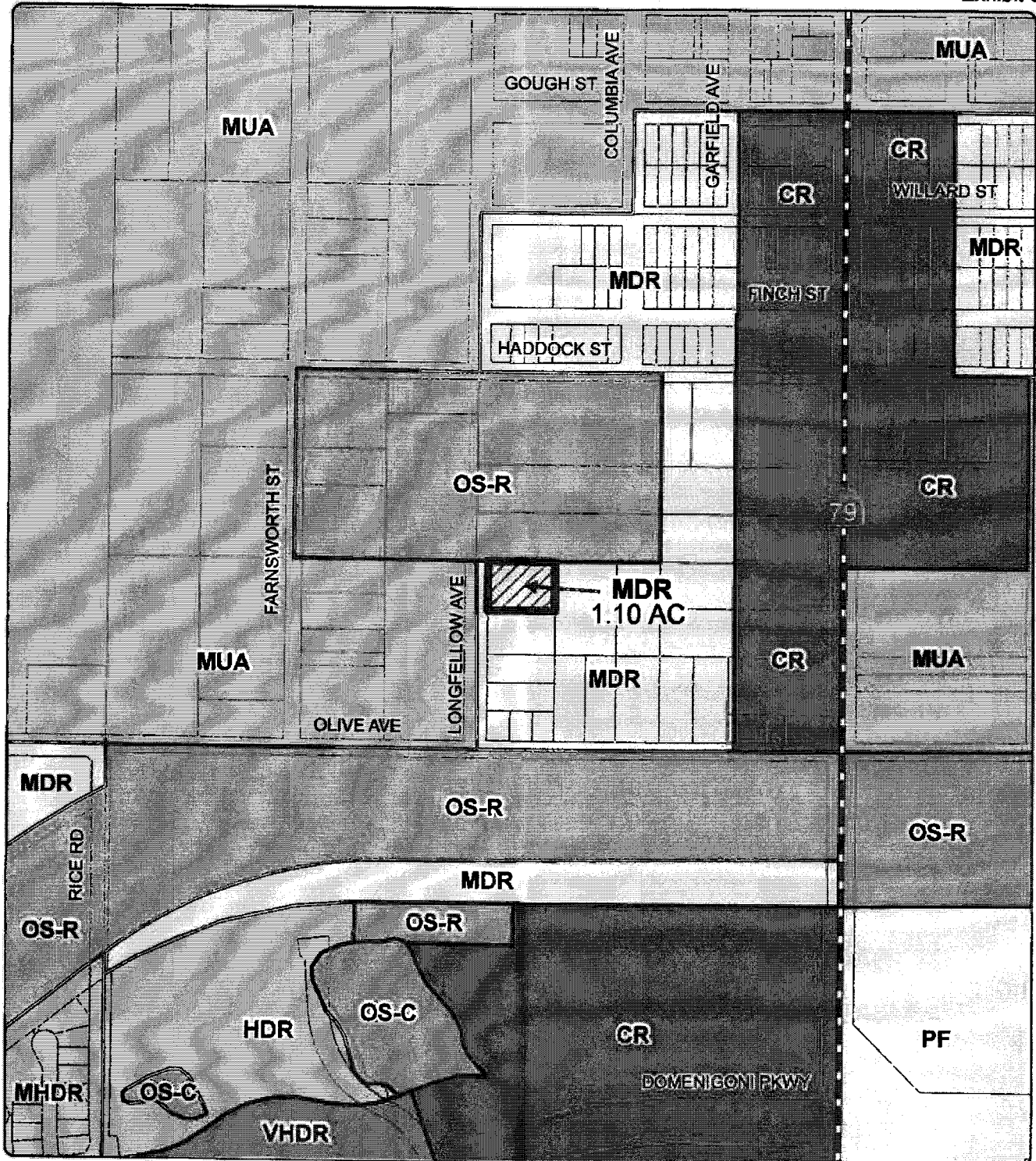
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37171

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 03/23/2017
Exhibit 5



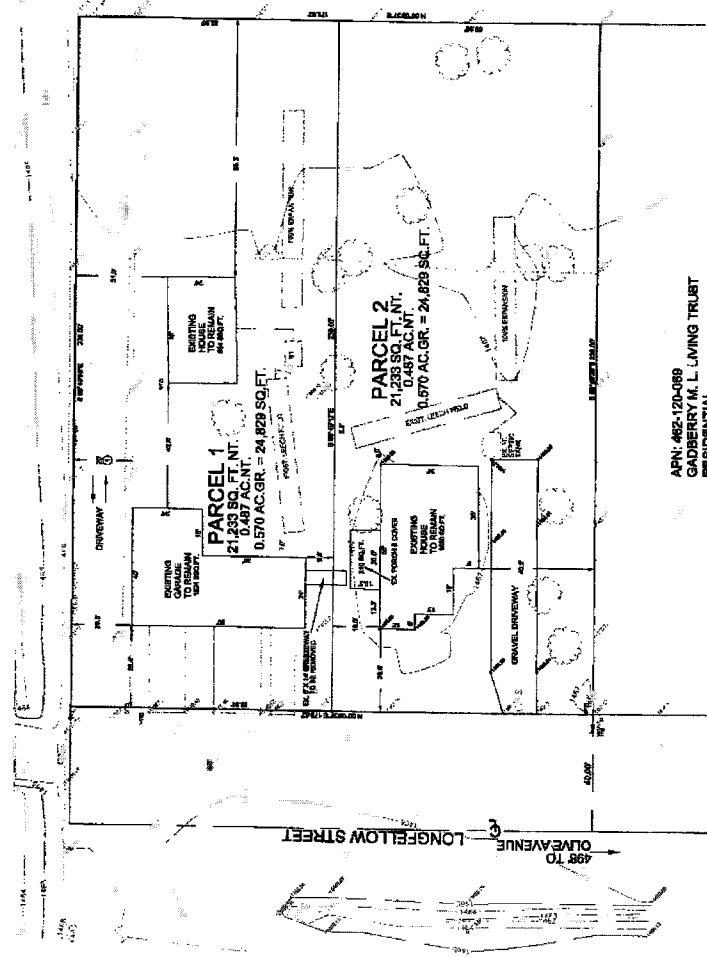
Zoning Area: Winchester

Author: Vinnie Nguyen

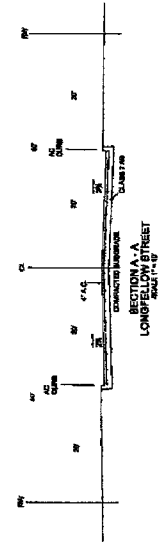


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

APN: 482-120-074
 VALLEY WIDE RECREATION AND PARK DISTRICT
 LAND USE: PARK
 ZONE: RR



APN: 482-120-088
 GADBERRY M. L. LIVING TRUST
 RESIDENTIAL
 ZONE: RR

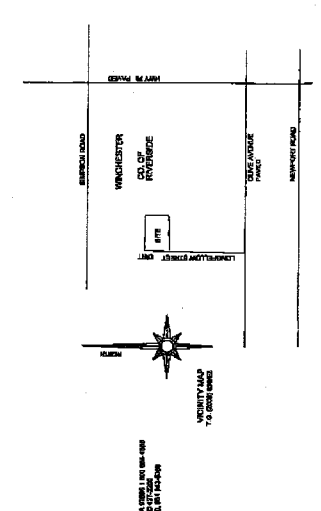
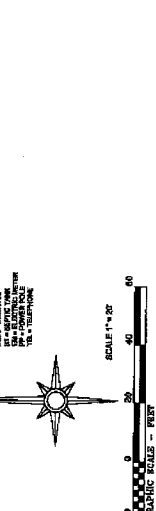


TENTATIVE PARCEL MAP NO. 37171

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
 LANDMARK SURVEYS INC.
 NOVEMBER 2014

ATTENTION:
 THIS TENTATIVE PARCEL MAP IS A PRELIMINARY MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE LANDMARK SURVEYS INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR IN THIS MAP. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**APN: 482-120-084
 MARGIA MONROY
 RESIDENTIAL
 ZONE: RR**



**COUNTY OF RIVERSIDE
 TENTATIVE PARCEL MAP NO. 37171**

LANDMARK SURVEYS
 10000 UNIVERSITY AVENUE
 SUITE 100
 RIVERSIDE, CA 92504
 (951) 514-1111
 WWW.LANDMARKSURVEYS.COM

DATE: 11/17/14
 DRAWN: J. BROWN
 CHECKED: J. BROWN
 APPROVED: J. BROWN
 TITLE: PLANNER
 PROJECT: VALLEY WIDE RECREATION AND PARK DISTRICT
 SHEET: 1 OF 1

05/22/17
14:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM37171

Parcel: 462-120-068

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to allow for a Schedule 'G' subdivision of 1.1 gross acres into two (2) parcels with a minimum parcel size of 0.5 acres.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 37171 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 37171, Exhibit A, dated February 16, 2017

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT

RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP - USE OF ONSITE SYSTEMS

RECOMMND

PM37171 will result in 2 parcels with at least 0.5acre gross. At the time of the review of this project, there were existing homes on the property already serviced by onsite wastewater treatment systems (OWTS). Any repairs/modifications/upgrades will be subject to current requirements of the Local Agency Management Program applicable at the time the work is being proposed. If and when sewer is available to the property, the property will be required to connect to sewer.

10.E HEALTH. 2 USE - POTABLE WATER SERVICE

RECOMMND

PM37171 is currently receiving potable water service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 MAP*--#13-HYDRANT SPACING

RECOMMND

An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 400 feet of all exterior portions of the buildings as measured along approved vehicular travelways. Minimum fire flow shall be per the CFC for 1-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 292-076-664
Parcel Map (PM) 37171 is a proposal for a Schedule G subdivision of a 1.1-acre site into 2 parcels (minimum lot size of 0.5 acres) in the Winchester area. The site is located on the east side of Longfellow Street approximately 600 feet north of Olive Avenue and the District facility Salt Creek Channel (project number 4-0-00110). The site is immediately south of Winchester Park.

The 100-year Zone A floodplain limits for Salt Creek are contained within the channel improvements. Except for nuisance nature local runoff that may traverse portions of

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground measured at the upstream edge of the structure.

The exhibit and aerial photos indicate that the 2 residential structures, one for each proposed parcel, are existing and intend to remain. Our records indicate Second Unit Permit (SUP) 00527 for this site was reviewed by the District in May 1994 and approved by County in July 1994.

The site is located within the bounds of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$131 per acre (or per lot for parcels larger than one 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. A notice of drainage fees shall be placed on the environmental constraint sheet that is recorded with the final map.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP- MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 2

MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - FEES FOR REVIEW (cont.) RECOMMND

appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 7 MAP- ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Rural Residential (R-R) Zone.

10.PLANNING. 15 MAP - HUMAN REMAINS RECOMMND

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 (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. (b) Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. (1) The descendants' preferences for

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10. GENERAL CONDITIONS

10.PLANNING. 15

MAP - HUMAN REMAINS (cont.)

RECOMMND

treatment may include the following: (A) The nondestructive removal and analysis of human remains and items associated with Native American human remains. (B) Preservation of Native American human remains and associated items in place. (C) Relinquishment of Native American human remains and associated items to the descendants for treatment. (D) Other culturally appropriate treatment. (2) The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. (c) For the purposes of this section, "conferral" or "discuss and confer" means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties' cultural values, and where feasible, seeking agreement. Each party shall recognize the other's needs and concerns for confidentiality of information provided to the other. (d) (1) Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. (2) Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. (e) Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following: (1) Record the site with the commission or the appropriate Information Center. (2) Utilize an open-space or conservation zoning designation or easement. (3) Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section.

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10. GENERAL CONDITIONS

10.PLANNING. 16

MAP - UNANTICIPATED RESOURCES

RECOMMND

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.

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, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

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

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10. GENERAL CONDITIONS

10. PLANNING. 16

MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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.

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, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

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.

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, but may include fewer artifacts if the area of the find is determined to be of

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - UNANTICIPATED RESOURCES (cont.) (cont.) RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3 (ORD 460/461) RECOMMND

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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.

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 6 MAP - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Longfellow Street since adequate right-of-way exists per PM 55/76 (PM No. 10712).

10.TRANS. 7 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Longfellow Street exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP- EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1

MAP SUBMIT ECS & FINAL MAP

RECOMMND

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

50.FLOOD RI. 2

MAP ADP FEES

RECOMMND

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 Salt Creek Channel - Winchester/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 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 460, payment of the drainage fees shall be paid with cashier's check or money order only 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP ADP FEES (cont.) RECOMMND

or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP- SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 0.5 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-R zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

50.PLANNING. 7 MAP QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP QUIMBY FEES (1) (cont.) RECOMMND

County Service Area No. 146 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if 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.

50.PLANNING. 21 MAP - REMOVAL OF STRUCTURES RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Division that that the existing breezway that crosses over property line dividing the two parcels have been properly removed.

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the Final Map:

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

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50. PRIOR TO MAP RECORDATION

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

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.

50.SURVEY. 2 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Longfellow Street. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

TRANS DEPARTMENT

50.TRANS. 1 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 2 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 3 MAP - INTERSECTION/50' TANGENT RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - IMP PLANS RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 5 MAP - PART-WIDTH RECOMMND

Longfellow Street along project boundary is designated LOCAL ROAD and shall be improved with 26' part-width AC pavement (20' project side and 6' on the opposite side of centerline), 6" AC Dike (project side) and 6' graded parkway (opposite side of the centerline), within 80' full-width dedicated right-of-way in accordance with modified County Standard No. 105, Section "C", Ordinance 461. (Modified for reduced part-width AC pavement improvement from 32' to 26' and increased right of way from 60' to 80'.)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 11 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT (cont.) RECOMMND

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1 EPD - BUOW HABITAT ASSESSMENT RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall perform a burrowing owl Habitat Assessment in accordance with the MSHCP Burrowing Owl Survey Instructions (Step I) (March 2006). If burrowing owl habitat occurs on-site, both Step II (focused surveys, census, and mapping) and Preconstruction Surveys are required. The results shall be submitted to the Riverside County Environmental Programs Department Biologist for review and approval.

60.EPD. 2 EPD - MBTA SURVEY RECOMMND

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 (February 1st through August 31st). If habitat 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD - MBTA SURVEY (cont.)

RECOMMND

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, documenting the results of the survey, to EPD for review.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1

MAP ADP FEES

RECOMMND

Parcel Map 37171 is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - PALEO PRIMP/MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

05/22/17
14:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 18

PARCEL MAP Parcel Map #: PM37171

Parcel: 462-120-068

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP/MONITOR (cont.)

RECOMMND

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of

PARCEL MAP Parcel Map #: PM37171

Parcel: 462-120-068

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County 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. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

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

Safeguard Artifacts Being Excavated in Riverside County
(SABER)

05/22/17
14:03

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM37171

Parcel: 462-120-068

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17

MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.1 gross acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 18

MAP - FEE BALANCE

RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 1

MAP - SUBMIT PLANS

RECOMMND

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

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14:03

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM37171

Parcel: 462-120-068

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 3 MAP-NO GRADING VERIFICATION RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA REPORT RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

FIRE DEPARTMENT

80.FIRE. 1 MAP - ACCESS RECOMMND

Access(s) shall be provided to within 150' of all exterior portions of structures.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP ADP FEES RECOMMND

Parcel Map 37171 is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are

05/22/17
14:03

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM37171

Parcel: 462-120-068

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 MAP ADP FEES (cont.)

RECOMMND

issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 7 MAP- SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 MAP - SUBMIT PLAN

RECOMMND

This condition applies if a grading permit is not required.

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

05/22/17
14:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

PARCEL MAP Parcel Map #: PM37171

Parcel: 462-120-068

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - PRECISE GRADE INSP (cont.) RECOMMND

1. Precise grade inspection.

i. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes

2. Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL RECOMMND

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 a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2. Submitting a "Wet Signed" copy of the Precise Grade Certification 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 DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

PLANNING DEPARTMENT

90.PLANNING. 4 MAP- QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM37171

Parcel: 462-120-068

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 MAP- QUIMBY FEES (2) (cont.)

RECOMMND

parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 146.

90.PLANNING. 6 MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.1 gross acres in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: December 12, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division

P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor
Winchester Municipal Advisory Council (MAC)

Board of Supervisors - Supervisor: Chuck
Washington
Planning Commissioner: Taylor Berger

TENTATIVE PARCEL MAP NO. 37171 – EA42971 – Applicant: Longfellow Street Trust, c/o Robert Nicorici – **Engineer/Representative:** Landmark/Dan Gomez – **Third Supervisorial District – Harvest Valley/Winchester – Winchester Zoning Area– General Plan:** Community Development: Medium Density Residential (CD:MDR) (2 - 5 du/ac) – **Zoning:** Rural Residential (R-R) – **Location:** northerly of Olive Avenue, southerly of Haddock Street, easterly of Highway 79, and westerly of Winchester Road – **REQUEST:** The Tentative Parcel Map is a Schedule G subdivision of 1.1 gross acres into two (2) parcels with a minimum parcel size of 0.5 acres. – **APNs:** 462-120-068 **Related Cases:** N/A. **BBID:** 292-076-664 **UPROJ CASE:** PM37171

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a LDC meeting on January 12, 2017. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

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

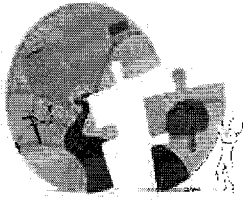
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37171, EA42971)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37171 – EA42971 – Applicant: Longfellow Street Trust, c/o Robert Nicorici – Engineer/Representative: Landmark/Dan Gomez – Third Supervisorial District – Harvest Valley/Winchester – Winchester Zoning Area– General Plan: Community Development: Medium Density Residential (CD:MDR) (2 - 5 du/ac) – Zoning: Rural Residential (R-R) – Location: northerly of Olive Avenue, southerly of Haddock Street, easterly of Highway 79, and westerly of Winchester Road –

REQUEST: The Tentative Parcel Map is a Schedule G subdivision of 1.1 gross acres into two (2) parcels with a minimum parcel size of 0.5 acres. – APNs: 462-120-068 Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

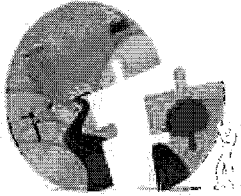
Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37171, EA42971)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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REQUEST: The Tentative Parcel Map is a Schedule G subdivision of 1.1 gross acres into two (2) parcels with a minimum parcel size of 0.5 acres. – APNs: 462-120-068 Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in black ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

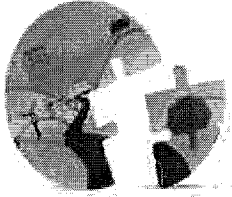
Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

Morongo Cultural Heritage Program
Ray Huaute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37171, EA42971)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37171 – EA42971 – Applicant: Longfellow Street Trust, c/o Robert Nicorici – Engineer/Representative: Landmark/Dan Gomez – Third Supervisorial District – Harvest Valley/Winchester – Winchester Zoning Area– General Plan: Community Development: Medium Density Residential (CD:MDR) (2 - 5 du/ac) – Zoning: Rural Residential (R-R) – Location: northerly of Olive Avenue, southerly of Haddock Street, easterly of Highway 79, and westerly of Winchester Road –

REQUEST: The Tentative Parcel Map is a Schedule G subdivision of 1.1 gross acres into two (2) parcels with a minimum parcel size of 0.5 acres. – APNs: 462-120-068 Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37171, EA42971)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37171 – EA42971 – Applicant: Longfellow Street Trust, c/o Robert Nicorici – Engineer/Representative: Landmark/Dan Gomez – Third Supervisorial District – Harvest Valley/Winchester – Winchester Zoning Area– General Plan: Community Development: Medium Density Residential (CD:MDR) (2 - 5 du/ac) – Zoning: Rural Residential (R-R) – Location: northerly of Olive Avenue, southerly of Haddock Street, easterly of Highway 79, and westerly of Winchester Road –

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Sincerely,

PLANNING DEPARTMENT

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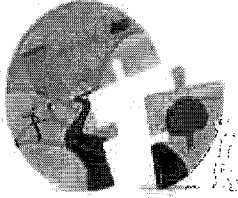
Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

Ramona Band of Cahuilla
Joseph D. Hamilton
Chairman, Ramona Band of Cahuilla
56310 Highway 371, Suite B
P.O BOX 391670
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37171, EA42971)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37171 – EA42971 – Applicant: Longfellow Street Trust, c/o Robert Nicorici –
Engineer/Representative: Landmark/Dan Gomez – Third Supervisorial District – Harvest Valley/Winchester –
Winchester Zoning Area– General Plan: Community Development: Medium Density Residential (CD:MDR) (2 - 5 du/ac)
– **Zoning:** Rural Residential (R-R) – **Location:** northerly of Olive Avenue, southerly of Haddock Street, easterly of Highway 79, and westerly of Winchester Road –

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Sincerely,

PLANNING DEPARTMENT

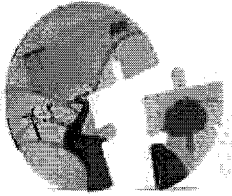
Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37171, EA42971)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37171 – EA42971 – Applicant: Longfellow Street Trust, c/o Robert Nicorici – Engineer/Representative: Landmark/Dan Gomez – Third Supervisorial District – Harvest Valley/Winchester – Winchester Zoning Area– General Plan: Community Development: Medium Density Residential (CD:MDR) (2 - 5 du/ac) – Zoning: Rural Residential (R-R) – Location: northerly of Olive Avenue, southerly of Haddock Street, easterly of Highway 79, and westerly of Winchester Road –

REQUEST: The Tentative Parcel Map is a Schedule G subdivision of 1.1 gross acres into two (2) parcels with a minimum parcel size of 0.5 acres. – APNs: 462-120-068 Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in cursive script that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37171, EA42971)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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REQUEST: The Tentative Parcel Map is a Schedule G subdivision of 1.1 gross acres into two (2) parcels with a minimum parcel size of 0.5 acres. – APNs: 462-120-068 Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

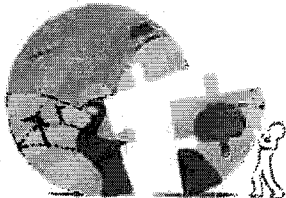
Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE

Original Case No. _____

REVISED MAP

Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

TPM 37171

APPLICATION INFORMATION

Applicant Name: 28800 Longfellow St Trust

Contact Person: Robert Nicorici

E-Mail: samnic543@gmail.com

Mailing Address: 3380 La Sierra Ave #104-141

Riverside CA 92503

Street
CA

92503

City

State

ZIP

Daytime Phone No: (951) 465-3137

Fax No: (888) 482-9158

Engineer/Representative Name: Landmark / Dan Gomez

Contact Person: Dan Gomez

E-Mail: Lndmrk@sbcglobal.net

Mailing Address: 14586 Choke Cherry Dr

Victorville

Street
CA

92392

City

State

ZIP

Daytime Phone No: (760) 955-4141

Fax No: (888) 482-9158

Property Owner Name: 28800 Longfellow St Trust

Contact Person: Robert Nicorici

E-Mail: rn92886@gmail.com

Mailing Address: 3380 La Sierra Ave #104-141 Riverside CA 92503

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Olive Ave, South of Haddock, East of HWY 71, West of Winchester Rd

SUBDIVISION PROPOSAL:

Map Schedule: 6 Minimum Developable Lot Size: 0.5 AC
Number of existing lots: 1 Number of proposed developable lots: 2
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: 4 dwelling units per acre.

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

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

Initial Study (EA) No. (if known) N.A EIR No. (if applicable): _____

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

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

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

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

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

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: 28800 Longfellow Street Trust

Address: 3380 La Sierra Ave #104-141 Riverside CA 92503

Phone number: 951-382-4242

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 462 120 068

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____

Date 11-14-16

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

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

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.		
Project Name:	TPM	
Project Location:	2800 LONGFELLOW ST., WINCHESTER	
Project Description:	TPM	
Proposed Project Consists of, or Includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New development that create 10,000 square feet or more of impervious surface (collectively over the entire project site) including commercial and industrial projects and residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.); mixed use and public projects (excluding Permittee road projects). This category includes development on public and private land, which fall under the planning and building authority of the Co-permittees.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into Environmentally Sensitive Areas (ESAs). "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary parking or storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DETERMINATION: Check the box for the appropriate determination.		

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

If any question answered "YES" Project requires a project-specific WQMP.

If all questions answered "NO" Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Project Specific WQMP Checklist for Santa Ana River.docx
Saved: 06/30/2016

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Socal Props Invest, LLC, Trustee of the 28800 Longfellow Street Trust UDT 2/23/16 ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 462-120-068 ("PROPERTY"); and,

WHEREAS, on November 29, 2016, PROPERTY OWNER filed an application for Parcel Map No. 37171 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER 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. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
28800 Longfellow St. Trust
Attn: Robert Nicorici
3380 La Sierra Ave. #104-141
Riverside, CA 92503

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

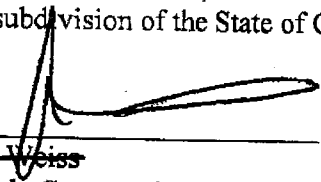
11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.
12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.
14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.
15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

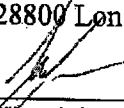
By: 
Steven Weiss
Riverside County Planning Director

Juan C. Perez, Director
Transportation and Land Management

Dated: 2/20/17

PROPERTY OWNER:
28800 Longfellow Street Trust UDT 2/23/16

By: Social Props Invest, LLC
Trustee of the 28800 Longfellow Street Trust UDT 2/23/16

By: 
Robert Nicorici
Member

Dated: 2 15 17

FORM APPROVED COUNTY COUNSEL

BY: 
MICHELLE GLACK

DATE 2/17/17

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

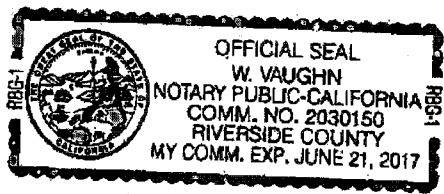
On 02-15-2017 before me, W VAUGHN, NOTARY PUBLIC

personally appeared Robert Nicorici
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature W. Vaughn (Seal)



attached to Agreement

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

TENTATIVE PARCEL MAP NO. 37171 – Exempt from the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions) – Longfellow Street Trust, c/o Robert Nicorici – Engineer/Representative: Landmark/Dan Gomez – Third Supervisorial District – Harvest Valley/Winchester Area Plan – General Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 du/ac) – Winchester Zoning Area – Zoning: Rural Residential (R-R) – Location: Northerly of Olive Avenue, southerly of Haddock Street, easterly of Longfellow Avenue, and westerly of Highway 79 – **REQUEST:** The Tentative Parcel Map is a Schedule "G" Subdivision of 1.1 gross acres into two (2) parcels with a minimum parcel size of 0.5 acres.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JUNE 5, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/22/2017.

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

APN (s) or case numbers Pm 37171 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

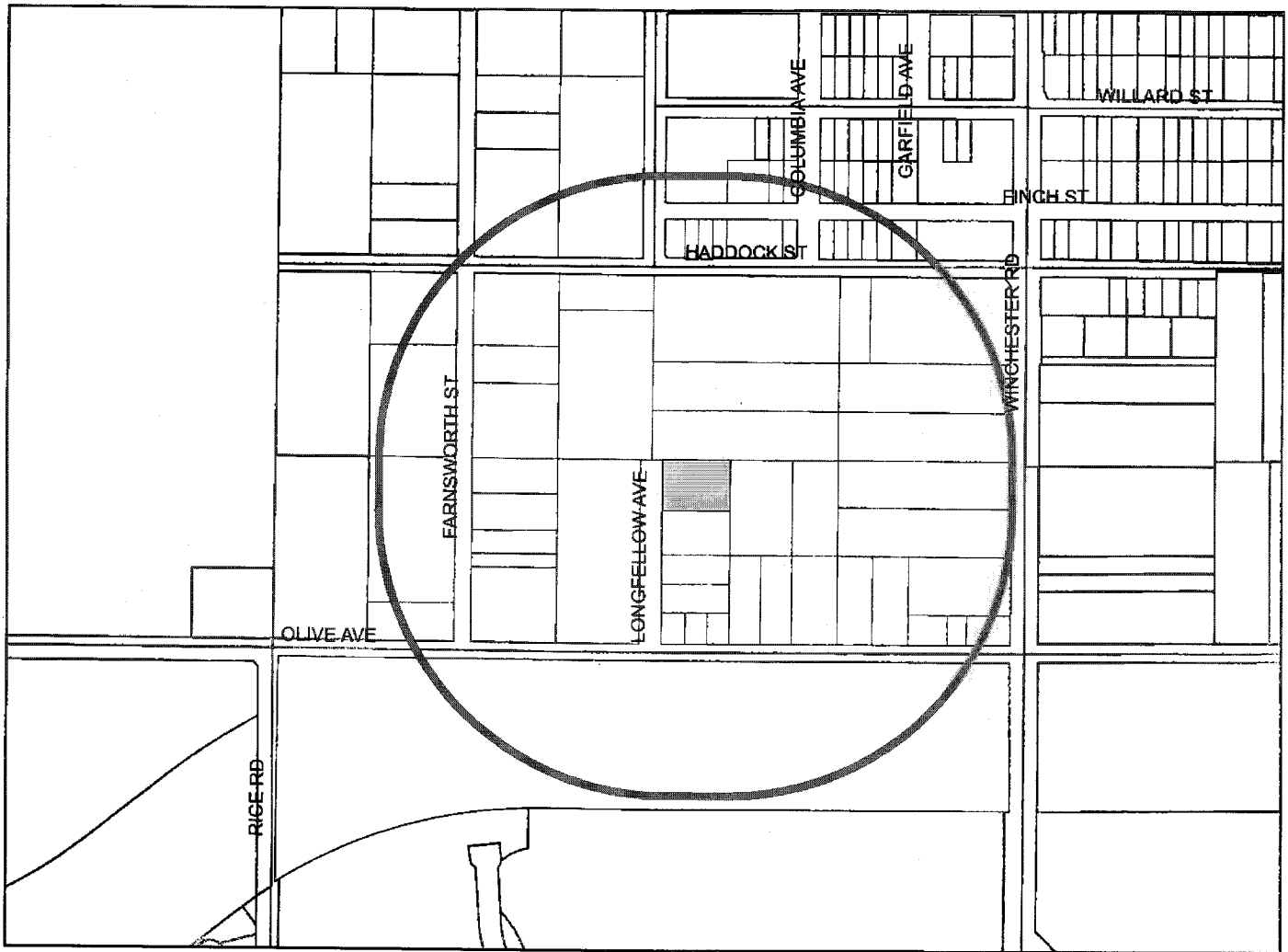
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Bradford 3/22/17

PM37171 (1000 feet buffer)



Selected Parcels

462-120-037	462-120-034	462-120-042	462-120-044	462-120-029	462-185-008	462-120-007	462-185-011	462-182-008	462-185-006
462-182-006	462-185-012	462-120-049	462-185-009	462-185-007	462-120-001	462-120-003	462-120-005	462-120-006	462-120-012
462-120-014	462-120-015	462-120-016	462-120-038	462-184-007	462-181-006	462-120-043	462-120-054	462-120-069	462-120-063
462-182-007	462-120-027	462-120-028	462-181-008	462-184-006	461-220-009	462-110-012	462-110-013	462-181-001	462-184-009
462-184-010	462-184-011	462-184-008	462-120-030	462-120-026	462-120-036	462-120-050	462-185-010	462-120-068	462-120-052
462-120-055	462-120-056	462-120-013	462-120-008	462-120-009	462-120-070	462-120-071	462-120-072	462-120-073	462-120-074
462-181-007	462-120-064	462-120-066	462-120-067	462-120-065					



450 225 0 450 Feet

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ASMT: 461220009, APN: 461220009
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST.
RIVERSIDE CA 92501

ASMT: 462120030, APN: 462120030
PATRICIA LARA, ETAL
P O BOX 763
WINCHESTER CA 92596

ASMT: 462120007, APN: 462120007
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 462120036, APN: 462120036
MARIA PRECIADO, ETAL
2105 MONTECITO RD
RAMONA CA 92065

ASMT: 462120013, APN: 462120013
THERESA BECKER
272 DEL MAR CT
SAN LUIS OBISPO CA 93405

ASMT: 462120037, APN: 462120037
ABRAHAM VILLANUEVA
32810 OLIVE AVE
WINCHESTER, CA. 92596

ASMT: 462120016, APN: 462120016
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

ASMT: 462120038, APN: 462120038
LIN CAPITAL 2010
1515 LOWER PASEO L CRESTA
PALOS VERDES EST CA 90274

ASMT: 462120026, APN: 462120026
ROBERTA MAHONEY
28950 LONGFELLOW AVE
WINCHESTER, CA. 92596

ASMT: 462120043, APN: 462120043
MARCIA MONROY
28966 LONGFELLOW ST
WINCHESTER CA 92596

ASMT: 462120028, APN: 462120028
EDNA CORBERA, ETAL
32816 OLIVE AVE
WINCHESTER, CA. 92596

ASMT: 462120044, APN: 462120044
NORMA ABDALLAH, ETAL
15170 FROST AVE
CHINO HILLS CA 91709

ASMT: 462120029, APN: 462120029
JOSEPH CRUZ, ETAL
32826 OLIVE AVE
WINCHESTER, CA. 92596

ASMT: 462120049, APN: 462120049
JAVIER CASTILLO
32870 OLIVE AVE
WINCHESTER CA 92880

ASMT: 462120050, APN: 462120050
JOSE PEREZ, ETAL
P O BOX 436
WINCHESTER CA 92596

ASMT: 462120068, APN: 462120068
SOCAL PROP INV
28800 LONGFELLOW ST
WINCHESTER, CA. 92596

ASMT: 462120052, APN: 462120052
SUZANN JEFFERS
32900 OLIVE AVE
WINCHESTER, CA. 92596

ASMT: 462120069, APN: 462120069
MARGARET GADBERRY
330 W HIGHWAY 246
BUELLTON CA 93427

ASMT: 462120054, APN: 462120054
MARCIA MONROY
P O BOX 223
WINCHESTER CA 92596

ASMT: 462120072, APN: 462120072
PARK DIST, ETAL
P O BOX 907
SAN JACINTO CA 92581

ASMT: 462120056, APN: 462120056
TERRY BUTTS
895 N 5TH ST NO B303
JACKSONVILLE OR 97530

ASMT: 462120074, APN: 462120074
PARK DIST, ETAL
C/O EASTERN MUNICIPAL WATER DIST
P O BOX 8300
SAN JACINTO CA 92581

ASMT: 462120063, APN: 462120063
MAUREEN DAVIS
32910 OLIVE AVE
WINCHESTER, CA. 92596

ASMT: 462181006, APN: 462181006
LUIS ORTIZ
31107 CAMINO VERDE
TEMECULA CA 92591

ASMT: 462120065, APN: 462120065
WINCHESTER SCHOOL
(NONE)
WINCHESTER CA 92596

ASMT: 462181007, APN: 462181007
ANGELA LITTLE, ETAL
P O BOX 181
WINCHESTER CA 92596

ASMT: 462120067, APN: 462120067
WINCHESTER ELEMENTARY SCHOOL DIST
28751 WINCHESTER RD
HEMET CA 92543

ASMT: 462181008, APN: 462181008
RANDY BAXTER
6305 GEORGE WASHINGTON MEM
YORKTOWN VA 23692



ASMT: 462182006, APN: 462182006
MAUREEN HANSEN, ETAL
P O BOX 336
WINCHESTER CA 92596

ASMT: 462185008, APN: 462185008
COLTON DARBY
32876 HADDOCK ST
WINCHESTER, CA. 92596

ASMT: 462182007, APN: 462182007
LAURA TORRES, ETAL
27644 TYLER AVE
SUN CITY CA 92585

ASMT: 462185009, APN: 462185009
PAIGE CLABORN, ETAL
32882 HADDOCK ST
WINCHESTER, CA. 92596

ASMT: 462182008, APN: 462182008
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OCEANSIDE CA 92056

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ASMT: 462184006, APN: 462184006
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ASMT: 462185011, APN: 462185011
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WINCHESTER, CA. 92596

ASMT: 462184007, APN: 462184007
LINDA GOODWIN
P O BOX 484
WINCHESTER CA 92596



ASMT: 462185012, APN: 462185012
JAMES HORECKA
32902 HADDOCK ST
WINCHESTER, CA. 92596

ASMT: 462184011, APN: 462184011
EVELYN DOMENIGONI, ETAL
P O BOX 295
WINCHESTER CA 92596

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
 Riverside, CA 92502-1409

Project Title/Case No.: PM37171/EA42971

Project Location: N/Olive Ave. S/Haddock St. E/Longfellow Ave and W/Highway 79.

Project Description: The Tentative Parcel Map is to allow for the subdivision of a 1.1 gross acre parcel into two- 0.5 acre parcels. The project site is already developed with two detached single family residences and one detached garage. No new construction or grading is a part of this applicant.


Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: 28800 Longfellow St. Trust – c/o Robert Nicorici 3380 La Sierra Ave., #104-141, Riverside, CA 92503

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15315)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project was found to be exempt from CEQA under Section 15315 Class 15– Minor Land Divisions. To be exempt under this Section the proposed subdivision must be for 4 or fewer parcels, located in an urbanized area as determined by the Lead Agency, residentially zoned, no variances or exceptions are required all services and access to the property are available, no prevision land division of a larger parcel occurred within the previous 2 years and the parcel does not have an average slope of greater than 20%. It was determined that the proposed subdivision met this requirements.

Deborah Bradford 951-955-6646
County Contact Person Phone Number

Signature Title Date Contract Planner March 23, 2017

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

A large, empty rectangular box with a black border, intended for the county clerk's use. The box is currently blank.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1614245

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: LONGFELLOW STREET TRUST \$50.00
paid by: CK 6720
EA42974
paid towards: CFG06344 CALIF FISH & GAME: DOC FEE
at parcel: 28800 LONGFELLOW ST WINC
appl type: CFG3

By _____ Nov 29, 2016 11:03
MGARDNER posting date Nov 29, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!