

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



**ITEM**  
1.8  
(ID # 7457)

**MEETING DATE:**

Tuesday, July 17, 2018

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S APPROVAL OF TENTATIVE PARCEL MAP NO. 37135 - CEQA Exempt - Applicant: Cliff and Christy Reidhead – Engineer/Representative: Redlands Consultants and Associates – First Supervisorial District – Lake Mathews/Woodcrest – CAJALCO Zoning District – General Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – Location: Northerly of Avenue 'C', southerly of Avenue 'B', easterly of Alder Street and westerly of Birch Street – REQUEST: Receive and file the Assistant TLMA Director's approval of Tentative Parcel Map No. 37135, which is a Schedule "H" subdivision of a 7-acre lot into four (4) residential parcels and one (1) remainder lot – APN: 321-020-014. [Deposit Based 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 Hearing Officer on June 11, 2018.

**ACTION:** Policy

Charissa Leach, Assistant TLMA Director

7/3/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, 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 17, 2018  
Page 1 of 3  
xc.  
Planning, Applicant ID# 7457

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

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

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

**BACKGROUND:**

**Summary**

The applicant is proposing a Schedule "H" subdivision to divide a 7-acre parcel into four 1-acre residential parcels and one 3-acre remainder parcel. The project site is located north of Avenue "C", south of Avenue "B", east of Alder Street, and west of Birch Street. The project was found to be exempt for the California Environmental Quality Act (CEQA) Section 15304 (Minor Alterations to Land) and Section 15315 (Minor Land Divisions) and Tentative Parcel Map No. 37135 was approved at the Director's Hearing on June 11, 2018.

**Board Action**

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

**Impact on Residents and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. Director's Hearing Report of Actions**
- B. Director's Hearing Staff Report**

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

  
Scott Bruckner 7/6/2018



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
JUNE 11, 2018**

**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. 36984 – Intent to Adopt a Negative Declaration – EA42905 – Applicant: Martin Lopez – Owner: Martin Lopez – Engineer: Dan Gomez – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – Land Use: Community Development: Low Density Residential (CD-LDR) (1/2 acre minimum) – Location: Northerly of Toliver Road, southerly of Placentia Avenue, easterly of Russo Road, and westerly of Evans Road – Zoning: Rural Residential (R-R) – 5.01 Approximate Gross Acres – **REQUEST:** Tentative Parcel Map proposes a Schedule “H” subdivision of a 5.01 acre lot into two (2) 1.02 and two (2) 1.20 acre residential parcels. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).**

**Staff Report Recommendation:**

**ADOPT** a Negative Declaration for Environmental Assessment No. 42905; and

**APPROVE** Tentative Parcel Map No. 36984.

**Staff's Recommendation:**

**ADOPTION** of a Negative Declaration for Environmental Assessment No. 42905; and

**APPROVAL** of Tentative Parcel Map No. 36984.

**Planning Director's Actions:**

**ADOPTED** a Negative Declaration for Environmental Assessment No. 42905; and

**APPROVED** Tentative Parcel Map No. 36984, subject to the conditions of approval.

**3.2 PLOT PLAN NO. 26241– Intent to Adopt a Negative Declaration**

– EA43014 – Applicant: Placentia and Harvill, LLC c/o Teresa Harvey – Engineer/Representative: CWE Corporation – Owner: Southwest Premier, LLC – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Water Street, easterly of Interstate 215, westerly of Harvill Avenue, and southerly of Placentia Avenue – 16.87 Acres – Zoning: Manufacturing-Heavy (M-H) – **REQUEST:** Plot Plan No. 26241 proposes the development of a 5,387 sq. ft. truck fueling station with four (4) pumps, along with an 18,044 sq. ft. office and maintenance shop building, and a 400 sq. ft. fuel equipment office building on 16.87 acres (“project”). The truck maintenance operations will consist of oil changes, inspections, transmission services, and tire services. The proposed project will have 116 parking spaces for automobiles and five (5) accessible spaces, 433 parking spaces for truck/trailer parking; and two (2) stormwater bioretention basins. The trucks and employees will access the property at Harvill Avenue. The hours of operation will be 24 hours a day, seven (7) days a week. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

**Staff Report Recommendation:**

**ADOPT** a Negative Declaration for Environmental Assessment No. 43014; and

**APPROVE** Plot Plan No. 26241.

**Staff's Recommendation:**

**ADOPTION** of a Negative Declaration for Environmental Assessment No. 43014; and

**APPROVAL** of Plot Plan No. 26241.

**Planning Director's Actions:**

**ADOPTED** a Negative Declaration for Environmental Assessment No. 43014; and

**APPROVED** Plot Plan No. 26241, subject to the conditional of approval.

**3.3 TENTATIVE PARCEL MAP NO. 37135 – Exempt from the California Environmental Quality Act (CEQA)**

, pursuant to Section 15304(a) (Minor Alterations to Land) and Section 15315 (Minor Land Divisions) – EA42922 – Applicant: Cliff and Christy Reidhead – Engineer/Representative: Redlands Consultants and Associates – First Supervisorial District – Lake Mathews/Woodcrest – Cajalco Zoning District – General Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – Location: Northerly of Avenue ‘C’, southerly of Avenue ‘B’, easterly of Alder Street, and westerly of Birch Street – 7 Acres – **REQUEST:** A Tentative Parcel Map for a Schedule “H” subdivision of a seven (7) acre lot into four (4) residential parcels, and one (1) remainder lot. Project Planner: Deborah Bradford at (955) 951-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**Staff Report Recommendation:**

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

**APPROVE** Tentative Parcel Map No. 37135.

**Staff's Recommendation:**

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

**APPROVAL** of Tentative Parcel Map No. 37135.

**Planning Director's Actions:**

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

**APPROVED** Tentative Parcel Map No. 37135, subject to the conditions of approval.





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

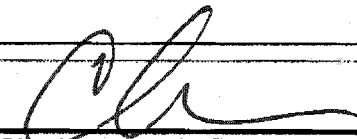
**Agenda Item No.**

**3.3**

Director's Hearing: June 11, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PM37135	<b>Applicant(s):</b>	Cliff and Christy
<b>CEQA Exempt</b>	Sections 15304 and 15315		Reidhead and Larry Ogilvie and
<b>Area Plan:</b>	Lake Mathews/Woodcrest		JoAnne Anderson
<b>Zoning Area/District:</b>	Cajalco District		
<b>Supervisory District:</b>	First District	<b>Representative(s):</b>	Khaled Farah
<b>Project Planner:</b>	Deborah Bradford		
<b>Project APN(s):</b>	321-020-014		

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**TENTATIVE PARCEL MAP NO. 37135** - The applicant is proposing a Schedule "H" subdivision to divide a 7 acre parcel into four - 1 acre residential parcels and one - 3 acre remainder parcel.

The project site is located north of Avenue "C", south of Avenue "B" east of Alder Street, and west of Birch Street.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**FIND** the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15304 (Minor Alterations to Land) and Section 15315 (Minor Land Divisions), based on the findings and conclusions incorporated in the staff report; and,

**APPROVE TENTATIVE PARCEL MAP NO. 37135**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan: N/A

Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential
East:	Very Low Density Residential
South:	Very Low Density Residential
West:	Very Low Density Residential
Existing Zoning Classification:	Residential Agricultural-1 Acre Minimum (R-A-1)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural-1 Acre Minimum (R-A-1)
East:	Residential Agricultural-1 Acre Minimum (R-A-1)
South:	Residential Agricultural-1 Acre Minimum (R-A-1)
West:	Residential Agricultural-1 Acre Minimum (R-A-1)
Existing Use:	Vacant land and a single-family residence
Surrounding Uses	
North:	Scattered single family residential and vacant land.
South:	Scattered single family residential and vacant land
East:	Scattered single family residential and vacant land
West:	Single family residential subdivision

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	7 acres	1du/acre
Proposed Minimum Lot Size:	1 acre	
Total Proposed Number of Lots:	4 plus one remainder parcel	
Map Schedule:	H	

**Located Within:**

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

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The application for the Tentative Parcel Map was applied for on June 22, 2016. The project was scheduled for the Land Development Committee (LDC) meeting on July 14, 2016. At this meeting the Environmental Programs Department discussed their concerns with the location of a drainage channel which could

result in constraints to the development footprint of the Project Site, significantly altering the applicant's design. In addition, the Department of Flood Control was concerned due to development occurring in the Mockingbird Canyon watershed, and with the natural watercourses that traverse the property with a tributary drainage area entering the site along the southern boundary near the location of proposed Parcel 1. Due to these issues, the applicant was required to sign a Special Drainage Facility Agreement for the payment of fees to mitigate flood problems and was directed to have a biological study done to determine if there would be impacts to riparian or riverine resources, vernal pools, fairy shrimp or jurisdictional waters. The executive summary of the biological report dated November 18, 2016 said that there would be no impact in regards to these areas or species due to project development. December, 2016 staff met with the applicant to discuss status of their project. Clearances from several departments had still not been obtained and further studies were needed. For several months Planning Staff was not in contact with the applicant or engineer. In 2016 a building permit was issued for the construction of a 4,466 square foot single family residence on the remainder lot of the Project site. In November 2017 the applicant contacted staff and stated that the engineer was in the process of obtaining Flood Control's and the Department of Environmental Health's clearances. In March 2018 the applicant had received all clearances and was ready to move forward to hearing.

#### *Airport Influence Area ("AIA")*

The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on September 28, 2017 file no. ZAP1282MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on lighting that would be distracting to aircraft taking off or landing, uses that could attract large concentration of birds, electrical interference with aircraft and specific requirements regarding detention basins. Uses / activities such as above ground, trash transfer stations, recycling centers containing putrescible wastes or incinerators are prohibited. Lastly, potential purchasers of the property and to tenants of the building shall be notified that the property is located in the vicinity of an airport influence area.

### **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15304 (Minor Alterations to Land) and Section 15315 (Minor Land Divisions). Several examples to qualify for this exemption are listed under Section 15304. The Project site meets the qualifications stated in subsection (a) which states that grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated scenic area, or in an officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone. The Project site's average slope is approximately 5.7% and is not located in a geologically unstable area and no grading will occur within a waterway or wetland. A drainage course traverses the project site; however, the Biological Assessment prepared on November 18, 2016 determined that the drainage course does not fall under the definition of a wetland area. Therefore, the Project site meets the criteria to be considered exempt from this section. To qualify as an exemption under Section 15315, the following criteria must be met: The division of property in an urbanized areas 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 are required, all services and access to the proposed parcels to local standards are available, the parcel was not 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 8 criteria that must be met to justify the categorical exemption for Minor Land Divisions are as follows:

- 1) Section 15387 of CEQA guidelines defines urbanization as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized.

The project site is located within the City of Riverside's sphere of influence. The population of the City of Riverside is 324,722. The project site is located in Census Tract 0420.08 which has a density of 1,300 persons per square mile. In reviewing the map prepared by the U.S. Bureau of the Census, Map No. 75340 for Riverside-San Bernardino, CA. defines this geographical area as an Urbanized Area. Therefore, the Project meets this criteria.

- 2) The Project site must be zoned for residential, commercial or industrial uses.  
The Project site is zoned Residential Agricultural (R-A) and is proposed to ultimately be developed with single-family residential uses. The project meets this criteria.
- 3) The land division must be for four or fewer parcels.  
The applicant is proposing to subdivide the 7 acre site into four one-acre parcels and a three-acre remainder parcel that is developed with a single-family residence. The proposed Project meets this criteria.
- 4) The land division must be in conformance with the General Plan and Zoning Ordinance.  
The proposed Project's land use designation is Very Low Density Residential, one-acre lot minimum. The zoning classification is Residential Agricultural, one-acre lot minimum. The Project meets this criteria.
- 5) No variances or exceptions can be a part of this land division.  
The applicant is not requesting a variance or exception for this land division. The Project meets this criteria.
- 6) All services and access must be available to the Project site.  
The Project site has direct access from Alder Avenue. All services will be available to the project site.  
The Project meets this criteria.
- 7) The Project site was not involved in a division of a larger parcel in the previous two years.  
The applicant applied for this land division on June 22, 2016. No previous land divisions for this property have occurred in the last 2 years. The Project meets this criteria.
- 8) The Project site does not have an average slope greater than 20%.  
Calculation of the site's topography determined that the parcel does not have an average slope greater than 20%. The Project meets this criteria.

Because the proposed land division meets the criteria of Section 15304 and Section 15315 Tentative Parcel Map No. 37135 is exempt from CEQA and no further environmental review is required. In

addition, no exceptions to Section 15301 apply:

- a) The Project site is located in the Lake Mathews/Woodcrest Area Plan and has a land use designation of Very Low Density Residential, one-acre lot minimum and a zoning classification of Residential Agricultural, one acre lot minimum. The applicant is not requesting a zone change to develop the site at a greater density or to allow for more intensive land uses. Projects of this kind is what the General Plan has determined to be appropriate for this area and future residential projects similar to the proposed project would not result in cumulative impacts that would result in significant impacts in the project vicinity.
- b) The Project site has a drainage course that traverses the length of the site paralleling Alder Street, is located within the Mockingbird Canyon Drainage Fee Area, is within a high fire area, and a portion of the remainder parcel has cultural resources that need to be avoided. Development of this site will not result in a significant effect on the environment due to unusual circumstances in that project design and the incorporation of Conditions of Approval will ensure a significant effect on the environmental will not occur.
- c) El Sobrante and Cajalco Road are County Eligible Scenic Highways and are located approximately 2 miles southwest of the project site. Due to topography and distance the Project Site will not be visible from these roadways, and will not result in any damage to scenic resources.
- d) The project is not on a hazardous waste site. As provided in the applicant's application packet, a signed Hazardous Waste and Substances Statement has been submitted stating the project is not included on any list compiled pursuant to Section 65962.5 of the Government Code.
- e) Cultural resources are present on the remainder parcel, and no ground disturbance is planned for this area. No cultural resources have been found on the four parcels being created by the Parcel Map; however, in an abundance of caution, several standard conditions of approval have been applied to the project that will ensure protection of these resources. These conditions pertain to cultural sensitivity training, monitors on-site, procedures to take in terms of protection of the resources if discovered during earth moving activities, placement of temporary fencing, and additional surveys.

## **FINDINGS AND CONCLUSIONS**

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

### **Tentative Parcel Map Findings:**

1. Tentative Parcel Map No. 37135 proposes to subdivide seven (7) acres into four (4) parcels, and one (1) remainder parcel and complies with Ordinance No. 460 based on the following:
  - a. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in

equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative parcel map will comply with the General Plan by providing a variety of housing types in a single-family residential community, promoting the unique characteristics of the Lake Mathews/Woodcrest area by conserving a portion of the remainder parcel that has unique environmental features and cultural resources. The project site is not located within a Specific Plan.

- b. The site is physically suitable for the type and density of the proposed residential development in that the project site is located in an area that is comprised of single-family residential uses, has access readily available from Alder Avenue and Avenue C and has no environmental constraints that prohibits the proposed residential development. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.
  - c. The proposed project has been determined to be exempt from CEQA based on Section 15315 – Minor Land Divisions. Specific criteria must be met to determine whether a project falls under this exemption. It was determined that the minor land division met the criteria of this exemption and would not cause substantial environmental damage, serious health problems or substantially and avoidable injure fish or wildlife through project design and conditions of approval.
  - d. The design of proposed land division is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site. The project has gone through the Airport Land Use Commission and was deemed to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to specific conditions to ensure safety to the aircraft and people on the ground. Because the project site is located in a CAL FIRE state responsibility area, within the high fire severity zone specified conditions of approval have been applied such as, adequate fire flow, driveway standards, construction materials and interior sprinklers to help in the protection of the subject property and its' residents as well as people and property off site. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Alder Avenue or Avenue C resulting in unsafe conditions.
  - e. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
2. Additionally, the proposed Tentative Parcel Map No. 37135 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule "H" Subdivision) of Ordinance No. 460 based on the following:
- a. Streets and Street Improvements- Condition of Approval 50. TRANS. 1, states that Avenue "C" along project boundary shall be improved with 24 feet of acceptable aggregate base on a 32 foot graded section within a 55 foot part width (30' project side and 25' on the other side of centerline) dedicated right of way. Advisory Notification Documents (AND) 015 TRANS. 4, requires that all street improvements, improvement plans and/or road dedications shall be in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance No. 461) With

these conditions of approval the requirements of Ordinance No. 460 10.13 A and B. as it pertains to streets and street improvements have been met.

- b. Domestic Water - Condition of Approval 080 - E. HEALTH. 3, requires that prior to the issuance of building permits documentation shall be provided establishing water service from Western Municipal Water District (WMWD). A SAN-53 letter from the applicant states that the WMWD has agreed in writing to furnish domestic water to each and every lot within this subdivision as per letter dated May 2, 2016. With this condition of approval the requirements of Ordinance No. 460, 10.13 C, has been met.
- c. Fire Protection Facilities – AND 15. FIRE 1, requires the fire flow at 500 GPM for a 2-hour duration at 20 PSI for single family residences up to 3,600 square feet with an approved fire sprinkler system. Condition of approval 050 – FIRE. 1 requires buildings be constructed with Class B materials and COA 050 – Fire. 3 requires specific size, material and placement of address numbers. With these conditions of approval the requirements of Ordinance No. 460, 10.13 C, has been met.
- d. Electrical and Communication Facilities. – The proposed project does not include any electrical or communication facilities. Therefore, this improvement is not applicable to the Project at hand.
- e. Sewage Disposal – Condition of Approval 080 – E. HEALTH. 1 and 2 requires a detailed soils percolation report and detailed plans of the proposed subsurface sewage disposal system be submitted to the Health Department prior to the issuance of building permits. With these conditions of approval the requirements of Ordinance No. 460, 10.13 D, has been met.
- f. Agricultural Land - The proposed project is not located within an agricultural preserve, or on land zoned A-1, A-2, or A-P or A-D. Therefore the proposed project is not applicable to Ordinance No. 460 Section 10.13 E.
- g. Exceptions – The project site is not located within a community service district; therefore, the project is not applicable to Ordinance No. 460 Section 10.13 F.

### **Land Use Findings**

- 3. The existing Zoning Classification for the subject site is Residential Agricultural, 1-acre lot minimum (R-A-1). The development standards for this zoning classification requires a minimum lot width of 100 feet, minimum lot depth of 150 feet, 20 foot front yard setback, 10 foot rear setback 5 foot side yard setback, and a building height of 40 feet. As proposed, each parcel has a width of 132 feet, except for the remainder parcel which has a width of approximately 127 feet. Although footprints of the proposed single-family residences are not provided on the Tentative Parcel Map exhibit, the location of building pads indicate that the front, side and rear setback will be met. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the development stage of the 4 single-family residences. The single-family residence currently under construction on the Remainder Parcel, meets the required development standards for the R-A zoning classification. Review of the building plans, shows the front yard setback at 230 feet, the side yard setbacks have a minimum of 31 feet, and the rear yard setback is 344 feet. The height of the house is approximately 20 feet. The proposed project will conform to the development standards of the R-A Zoning Classification and all other applicable provisions of Ordinance No. 348.



4. Based on the above, the proposed Tentative Parcel Map No. 37135 would not be detrimental to the health, safety or general welfare of the community and complies with the General Plan and all applicable ordinances.
5. Based on the above, the proposed Tentative Parcel Map No. 37135 is compatible with surrounding land uses, as the surrounding land uses consist primarily of residential development on one acre lots.

#### **Other Findings**

6. The project site is located within the City of Riverside's Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was sent out to the City of Riverside on July 6, 2016 for review and comment. No comments were received either in favor or opposition of the project.
7. The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on September 28, 2017 file no. ZAP1282MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on lighting that would be distracting to aircraft taking off or landing, uses that could attract large concentration of birds, electrical interference with aircraft and specific requirements regarding detention basins. Uses / activities such as above ground, trash transfer stations, recycling centers containing putrescible wastes or incinerators are prohibited. Lastly, potential purchasers of the property and to tenants of the building shall be notified that the property is located in the vicinity of an airport influence area.
8. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
9. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

#### **Fire Findings**

10. This land division is located within a CAL FIRE state responsibility area, in a high/moderate fire hazard severity zone. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRAs. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and

directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance with sections 4290 and 4291 of the Public Resources Code by fire flow requirements, fire sprinkler systems, construction materials, and address number size, location, and materials.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Alder Avenue and Avenue C. Adequate accessibility to the Project site will be available for all emergency service vehicles.

**Conclusion:**

11. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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

**APPEAL INFORMATION**

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the date of the mailing of the Planning Director's decision.

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM37135

### LAND USE

Date Drawn: 04/11/2018

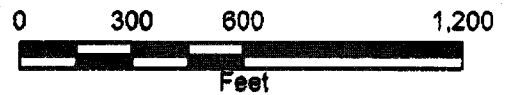
Exhibit 1

Supervisor: Jeffries  
District 1



Zoning Dist: Cajalco

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-2200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rctnet.com>

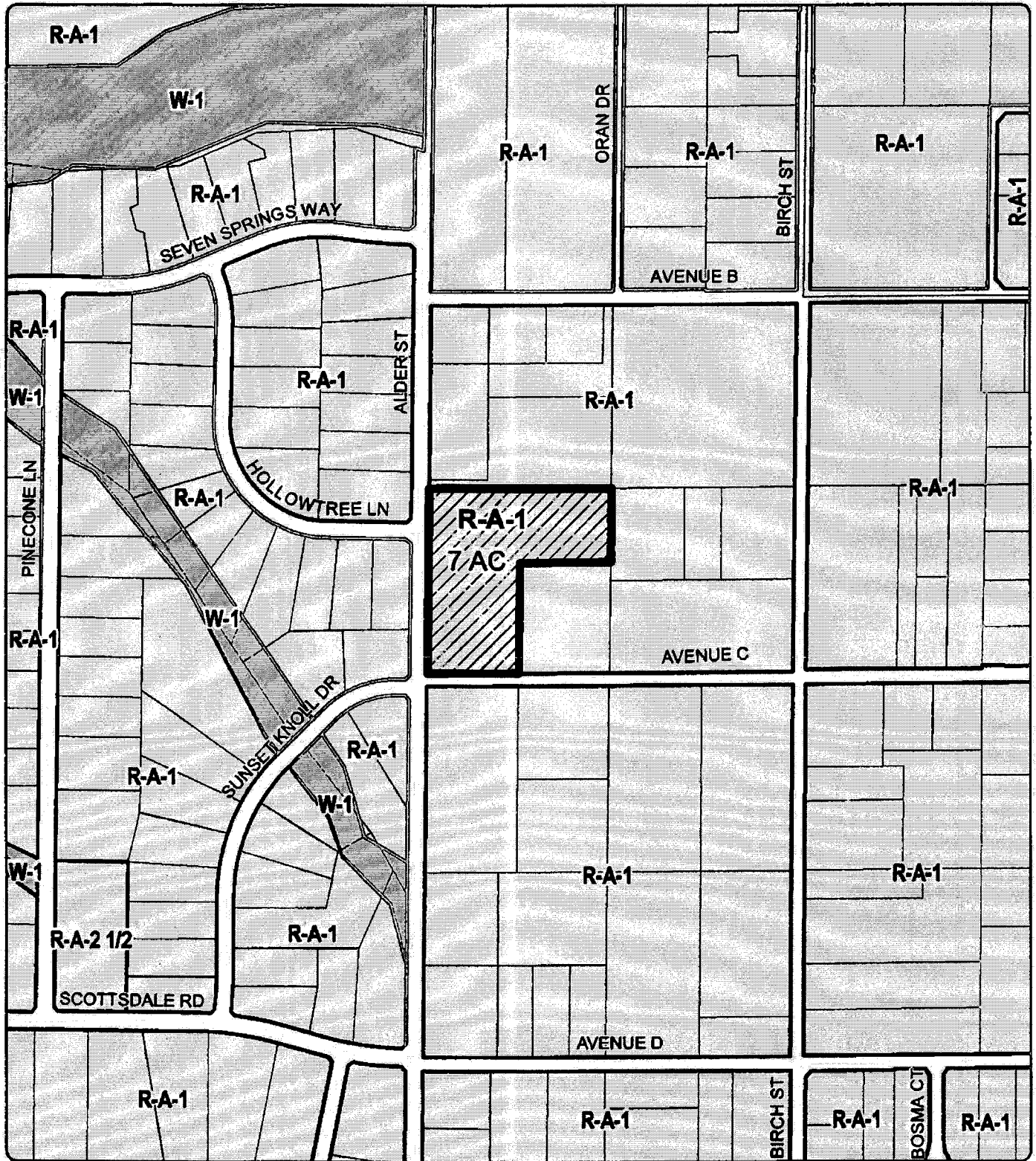
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37135

EXISTING ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 04/11/2018  
Exhibit 2



Zoning Dist: Cajalco

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.western.org>



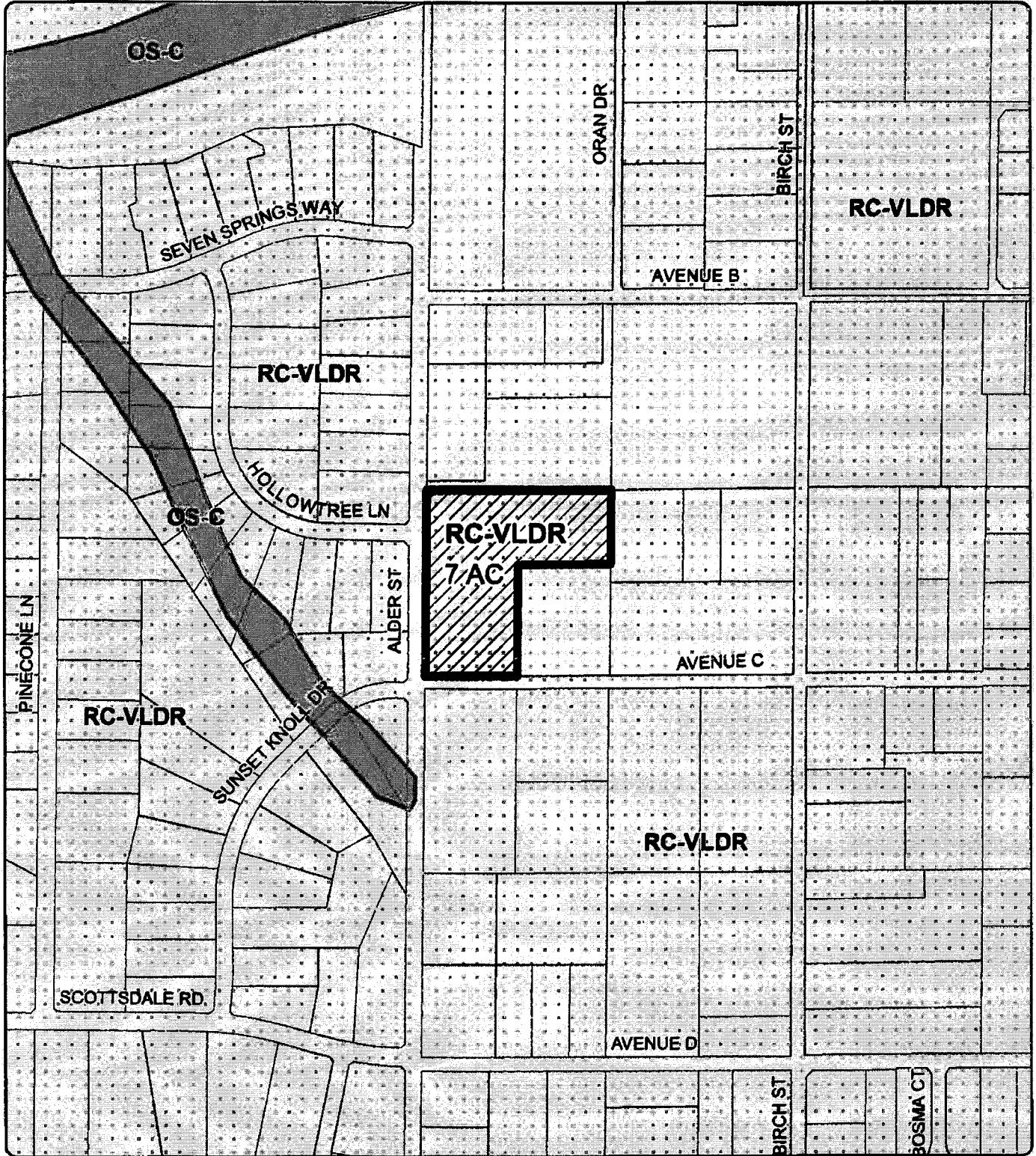
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37135

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 04/11/2018  
Exhibit 5



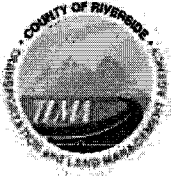
Zoning Dist: Cajalco

Author: Vinnie Nguyen



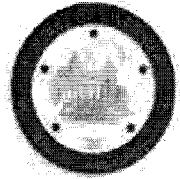
DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)985-2200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.colma.org>





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

Juan C. Perez  
Agency Director



05/14/18, 2:49 pm

PM37135

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM37135. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

Advisory Notification. 1      0015 - Project Description

The applicant is proposing a Schedule "H" subdivision to divide a 7 acre parcel into four - 1 acre residential parcels and one - 3 acre remainder parcel.

Advisory Notification. 2      0015 - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
    - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)



### ADVISORY NOTIFICATION DOCUMENT

#### Advisory Notification

Advisory Notification. 2      0015 - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 847 (Regulating Noise)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

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

Advisory Notification. 3      0015- Approved Exhibit -Tentative Parcel Map

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

Tentative Parcel Map, No. 37135, dated February 16, 2018

#### E Health

E Health. 1      0010-E Health-USE - ECP COMMENTS

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

#### Fire

Fire. 1      0010-Fire-MAP\* -#15-POTENTIAL FIRE FLOW

The water mains shall be capable of providing fire flow in accordance with the California Fire Code and Riverside County Ordinance. Fire flow shall be at least 500 GPM for 2-hour duration at 20 PSI for single family residences up to 3,600 square feet with an approved fire sprinkler system.

#### Flood

Flood. 1      Flood Hazard Report

Parcel Map (PM) 37135 is a proposal for a Schedule "H" subdivision to subdivide 7 acres into 4 residential lots and one remainder lot in the Mockingbird Canyon area. The site is located the northeast corner of Avenue C and Alder Street.

This project is located within the Mockingbird Canyon watershed. Our review indicates the topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A watercourse with a tributary drainage area of approximately 15

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 1

Flood Hazard Report (cont.)

acres enters the site at the southern and south west boundaries of PM 37135. The offsite and onsite flows combine to form the watercourse that traverses the length of the site paralleling Alder Street and exits the site at the northwest corner discharging onto Alder Street near its intersection with Hollow Tree Lane. There appears to be adequate area outside of the natural watercourses for building sites, and in order to maintain the natural drainage patterns of the area, the natural watercourses shall be kept free of all buildings and obstructions.

The District is concerned about development occurring in the Mockingbird Canyon watershed which lacks adequate drainage infrastructure. The cumulative effect of ongoing development will cause increased storm runoff, which will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon. In view of the serious flooding problems, it is recommended that no development be permitted in the Mockingbird Canyon area until such time that the Board of Supervisors adopts the Mockingbird Canyon Area Drainage Plan. Alternatively, a Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems caused by the development could be offered by the developer to the County.

A Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems caused by the development has been signed by the developer and offered to the County. The developer has written a letter to the Board requesting that a condition of approval be added to the project covering a Special Drainage Facility Agreement. The letter and the signed agreement have been submitted to the District, and forwarded to the Planning Department to be included in the project's approval process.

The natural watercourse which drains the tributary watershed shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The natural watercourses shall be kept free of all buildings and obstructions". 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.

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

Any questions pertaining to this Flood Hazard Report may be directed to Michael Venable at 951.955.1248 or [mivenabl@RIVCO.org](mailto:mivenabl@RIVCO.org).

### Planning





### ADVISORY NOTIFICATION DOCUMENT

**Planning**

Planning. 7                                    0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)

Planning. 7                                    0010-Planning-MAP - ORD NO. 659 (DIF)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 8                                    0010-Planning-MAP - SUBMIT BUILDING PLANS

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

Planning. 9                                    0010-Planning-MAP - UNANTICIPATED RESOURCES

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

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

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.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 1                      0015 - Hold Harmless (cont.)  
from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Tentative Parcel Map No. 37135 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Tentative Parcel Map No. 37135, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

### Transportation

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                    0010-Transportation-MAP - COUNTY WEB SITE (cont.)

Transportation. 1                    0010-Transportation-MAP - COUNTY WEB SITE

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

Transportation. 2                    0010-Transportation-MAP - DRAINAGE 1

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.

Transportation. 3                    0010-Transportation-MAP - DRAINAGE 2

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

Transportation. 4                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

Transportation. 5                    0010-Transportation-MAP - TS/EXEMPT

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.

### Waste Resources

Waste Resources. 1                    0010-Waste Resources-MAP - HAZARDOUS MATERIALS



## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

Waste Resources. 1      0010-Waste Resources-MAP - HAZARDOUS  
MATERIALS (cont.)

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.



Plan: PM37135

Parcel: 321020014

50. Prior To Map Recordation

Planning

050 - Planning. 2                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.)                      Not Satisfied

050 - Planning. 3                      0050-Planning-MAP - ECS SHALL BE PREPARED                      Not Satisfied

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

050 - Planning. 4                      0050-Planning-MAP - ECS SHEET (CULTURAL)                      Not Satisfied

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of RIV-012578.

050 - Planning. 5                      0050-Planning-MAP - FEE BALANCE                      Not Satisfied

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

050 - Planning. 6                      0050-Planning-MAP - FINAL MAP PREPARER                      Not Satisfied

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

050 - Planning. 7                      0050-Planning-MAP - PREPARE A FINAL MAP                      Not Satisfied

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.

050 - Planning. 8                      0050-Planning-MAP\*- ECS AFFECTED LOTS                      Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:

Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book \_\_\_\_, Page \_\_\_\_. [This affects [Lot] [Parcels] No(s).  
\_\_\_\_\_] [This affects all [Parcels] [Lots]]"

050 - Planning. 9                      0050-Planning-MAP\*- QUIMBY FEES (1)                      Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the \_\_ Recreation and Parks District][County Service Area No. \_\_\_\_] 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.

050 - Planning. 10                      0050-Planning-MAP\*- SURVEYOR CHECK LIST                      Not Satisfied

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 one acre. Except for the Remainder Parcel which is 3 acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the

Plan: PM37135

Parcel: 321020014

50. Prior To Map Recordation

Planning

- 050 - Planning. 10                      0050-Planning-MAP\*- SURVEYOR CHECK LIST (cont.)                      Not Satisfied  
Residential Agricultural (R-A) 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.

Transportation

- 050 - Transportation. 1                      0050-Transportation-MAP - AGGREGATE/32'GRADED                      Not Satisfied  
Avenue "C" along project boundary shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 55 foot part width (30' project side and 25' on the other side of centerline) dedicated right of way as approved by the Transportation Department.

- 050 - Transportation. 2                      0050-Transportation-MAP - CORNER CUT-BACK I                      Not Satisfied  
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

- 050 - Transportation. 3                      0050-Transportation-MAP - IMP PLANS                      Not Satisfied  
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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](http://rctlma.org/trans/General%20Information/Pamphlets/Brochures)

- 050 - Transportation. 4                      0050-Transportation-MAP - INTERSECTION/50' TANGENT                      Not Satisfied  
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

- 050 - Transportation. 5                      0050-Transportation-MAP - STREET NAME SIGN                      Not Satisfied  
The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

- 050 - Transportation. 6                      0050-Transportation-MAP - SUFFICIENT R-O-W                      Not Satisfied  
Sufficient right of way along Avenue "C" and Alder Street shall be dedicated for public use to provide for a 30 foot half width right of way per Standard No. 106, Section "A", Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

- 060 - BS-Grade. 1                      0060-BS GRADE-MAP - EASEMENTS/PERMISSION                      Not Satisfied  
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

- 060 - BS-Grade. 2                      0060-BS GRADE-MAP - IF WQMP IS REQUIRED                      Not Satisfied  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety

Plan: PM37135

Parcel: 321020014

**60. Prior To Grading Permit Issuance**

**BS-Grade**

060 - BS-Grade. 2                      0060-BS GRADE-MAP - IF WQMP IS REQUIRED (cont.)                      Not Satisfied  
Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

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

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

**Flood**

060 - Flood. 1                      Mockingbird Canyon Drainage Fee                      Not Satisfied

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed. 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.

**Planning**

060 - Planning. 1                      0060-Planning-MAP - BUILDING PAD GRADING                      Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 2                      0060-Planning-MAP - CULTURAL SENSITIVITY TR                      Not Satisfied

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

060 - Planning. 3                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied

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

060 - Planning. 4                      0060-Planning-MAP - GEOLOGIC STUDY REQUIRED                      Not Satisfied

**PRIOR TO ISSUANCE OF GRADING PERMITS, THE FOLLOWING GEOLOGIC STUDY SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:**

A geologic/geotechnical investigation report for site grading in accordance with current Building Code. The investigation shall address geologic hazards and geotechnical requirements including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential, soil bearing properties, overexcavation requirements, and all associated mitigation and grading recommendations.

060 - Planning. 5                      0060-Planning-MAP - GRADING PLAN REVIEW                      Not Satisfied

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

Plan: PM37135

Parcel: 321020014

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5                      0060-Planning-MAP - GRADING PLAN REVIEW (cont.)                      Not Satisfied  
457, and the conditions of approval for the tentative map.

060 - Planning. 6                      0060-Planning-MAP - NATIVE MONITOR                      Not Satisfied

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

060 - Planning. 7                      0060-Planning-MAP - PROJECT ARCHAEOLOGIST                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning. 8                      0060-Planning-MAP - SLOPE GRADING TECHNIQUES                      Not Satisfied

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

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

060 - Planning. 9                      0060-Planning-MAP - TEMPORARY FENCING                      Not Satisfied

Temporary fencing shall be required for the protection of cultural site(s) RIV-12579 during any grading activities within one hundred feet (100'). Prior to commencement of grading or brushing, the project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after grading operations have been completed.

060 - Planning. 10                      0060-Planning-MAP\*- SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside

Plan: PM37135

Parcel: 321020014

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10                      0060-Planning-MAP\*- SKR FEE CONDITION (cont.)                      Not Satisfied

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 7 acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30-DAY BUOW SURVEY                      Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - CDFW NOTIFICATION                      Not Satisfied

Prior to the issuance of a grading permit, the applicant shall notify the CDFW per Fish and Game Code section 1602 to determine if a Lake or Streambed Alteration Agreement is required for the drainage located on the project site.

060 - Planning-EPD. 3                      0060-Planning-EPD-EPD - MBTA SURVEY                      Not Satisfied

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

Transportation

060 - Transportation. 1                      0060-Transportation-MAP - SUBMIT GRADING PLAN                      Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the

Plan: PM37135

Parcel: 321020014

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.)                      Not Satisfied  
condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right of way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2                      0060-Transportation-MAP - SUBMIT PLANS                      Not Satisfied

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) 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 two copies of the 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/>.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Planning-MAP - ARTIFACT DISPOSITION                      Not Satisfied

Prior to Grading Permit Final:

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.
2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
3. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

070 - Planning. 2                      0070-Planning-MAP - PHASE IV CULTURAL                      Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade



Plan: PM37135

Parcel: 321020014

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS GRADE-MAP - NO BUILDING PERMIT WITHOUT GRADING                      Not Satisfied

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

080 - BS-Grade. 2                      0080-BS GRADE-MAP - ROUGH GRADE APPROVAL                      Not Satisfied

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

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

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

E Health

080 - E Health. 1                      0080-E Health-USE - PERC TEST REQD                      Not Satisfied

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Local Agency Management Program for the development of single lots, shall be required. Submit any and all documents required for review. Soils engineer to address drainage at the site (see PM37135 map exhibit). Proper setbacks to be provided. Contact (951)955-8980 for additional details.

080 - E Health. 2                      0080-E Health-USE - SEPTIC PLANS                      Not Satisfied

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

080 - E Health. 3                      0080-E Health-USE - WATER WILL SERVE                      Not Satisfied

Provide documentation establishing water service from WMWD for the project.

Fire

080 - Fire. 1                      0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER                      Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777  
East County- Palm Desert Office 760-863-8886

Flood

080 - Flood. 1                      Mockingbird Canyon Drainage Fee                      Not Satisfied

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per

Plan: PM37135

Parcel: 321020014

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      Mockingbird Canyon Drainage Fee (cont.)                      Not Satisfied  
lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed. 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.

Planning

080 - Planning. 1                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied  
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied  
All utility extensions within a lot shall be placed underground.

080 - Planning. 3                      0080-Planning-MAP\*- SCHOOL MITIGATION                      Not Satisfied  
Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

Planning-EPD

080 - Planning-EPD. 1                      0080-Planning-EPD-EPD - 30-DAY BUOW REPORT                      Not Satisfied  
Prior to the issuance of any building permits, the biologist who carried out the 30-day pre-construction burrowing owl survey shall submit a written report for review to EPD.

080 - Planning-EPD. 2                      0080-Planning-EPD-EPD - MBTA REPORT                      Not Satisfied  
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.

Transportation

080 - Transportation. 1                      0080-Transportation-MAP - SUBMIT PLANS                      Not Satisfied  
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 two copies each of the WQMP and associates plans for review and approval prior to issuance of a building permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

Waste Resources

080 - Waste Resources. 1                      0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WRP)                      Not Satisfied  
Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

Plan: PM37135

Parcel: 321020014

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

E Health

090 - E Health. 1                      E Health - OWTS INSTALLATION                      Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

Fire

090 - Fire. 1                      0090-Fire-MAP - FIRE SPRINKLER SYSTEM                      Not Satisfied

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

Planning

090 - Planning. 1                      0090-Planning-MAP\*- SKR FEE CONDITION                      Not Satisfied

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 seven (7) acres gross 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.

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - WRCOG TUMF                      Not Satisfied

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

Waste Resources

090 - Waste Resources. 1                      0090-Waste Resources-MAP - WASTE REPORTING FORM                      Not Satisfied

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

**LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: July 6, 2016

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

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

Riv. Co. Airport Land Use Commission  
March Air Reserve Base  
1st District Supervisor  
1st District Planning Commissioner  
Southern California Edison  
Southern California Gas Co.

**VESTING TENTATIVE PARCEL MAP NO. 37135– EA42922 – Applicant: Cliff and Christy Reidhead – Engineer/Representative: Redlands Consultants and Associates – First Supervisorial District – Lake Mathews/Woodcrest – CAJALCO Zoning District – General Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – Location: northerly of Avenue 'C', southerly of Avenue 'B', easterly of Aider Street and westerly of Birch Street – 7 Acres – REQUEST: A Tentative Parcel Map for a Schedule "H" subdivision of a 7 acre lot into four residential parcels and one remainder lot – APN: 321-020-014 – Related case: N/A BBID:171-147-850, UPROJ: PM37135**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 14, 2016**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Deborah Bradford, Project Planner, at (951) 955-6646 or email at [dbradfor@rctlma.org](mailto:dbradfor@rctlma.org) / MAILSTOP# 1070.

Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

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

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

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

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

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



September 28, 2017

**CHAIR**  
Rod Ballance  
Riverside

**VICE CHAIRMAN**  
Steve Manos  
Lake Elsinore

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Russell Betts  
Desert Hot Springs

Steven Stewart  
Palm Springs

**STAFF**

**Director**  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

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

Ms. Deborah Bradford, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
**(VIA HAND DELIVERY)**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW -  
DIRECTOR'S DETERMINATION**

File No.: ZAP1282MA17  
Related File No.: PM37135 (Tentative Parcel Map)  
APN: 321-020-014

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37135 (Tentative Parcel Map), a proposal to divide 7.05 acres located at 18410 Alder Avenue (on the northeast corner of Alder Avenue and Avenue C in the unincorporated Glen Valley area and Cajalco Zoning District) into four (4) one-acre lots, plus a three-acre remainder parcel.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of 27,000 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding 1,805 feet AMSL. Proposed pad elevations range from 1608 to 1635 feet AMSL. Therefore, review by the FAA OES was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

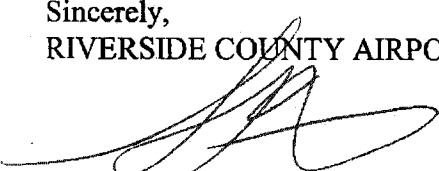
1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

## AIRPORT LAND USE COMMISSION

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and tenants of any homes thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

## **AIRPORT LAND USE COMMISSION**

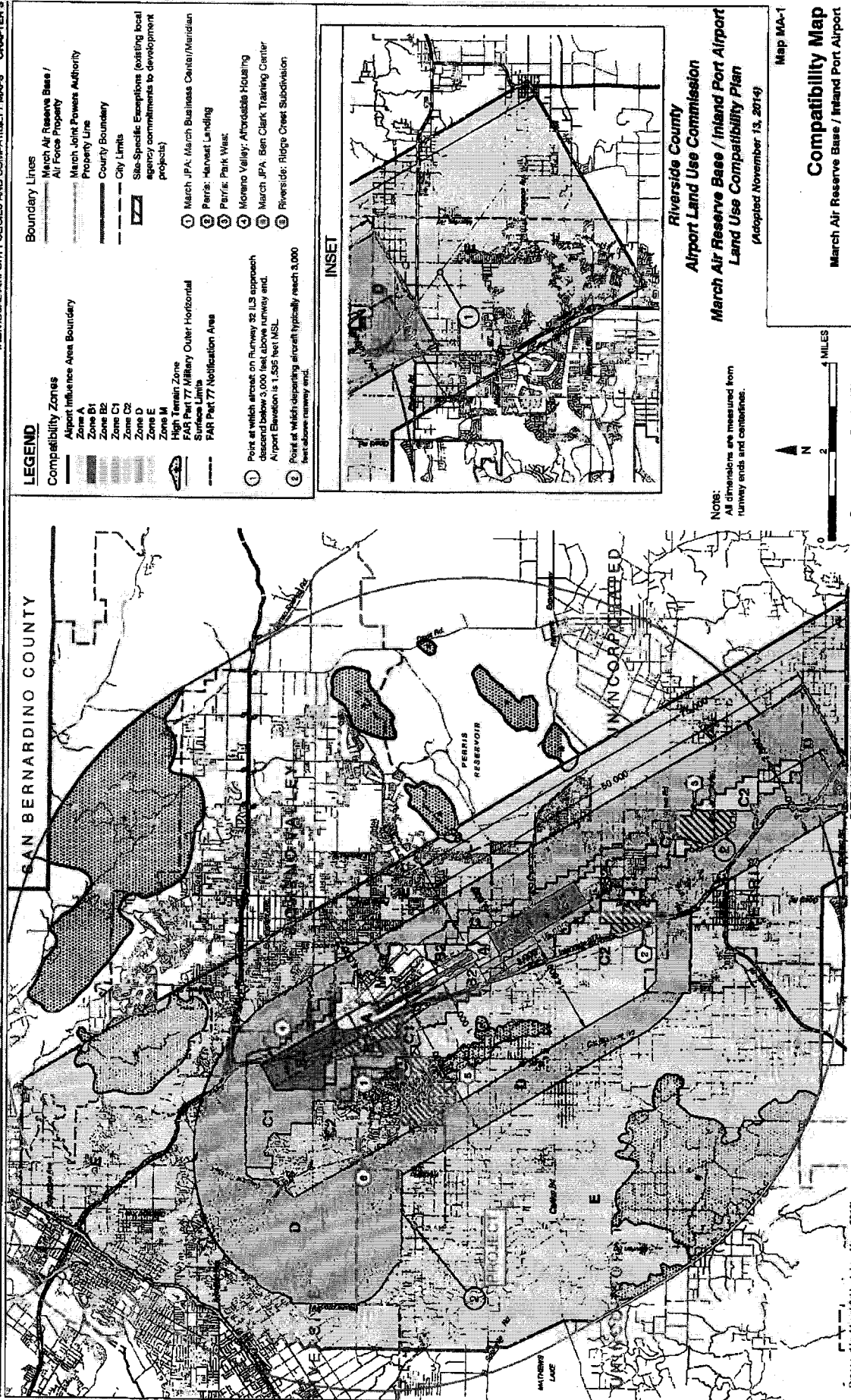
cc: Kal Farah, Redlands Consultants & Associates (applicant/representative)  
Cliff & Christy Reidhead, Larry Ogilve & Joanne Anderson (property owners)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Daniel Rockholt or Denise Hauser, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1282MA17\ZAP1282MA17.LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

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





**LEGEND**

**Compatibility Zones**

- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M

**Boundary Lines**

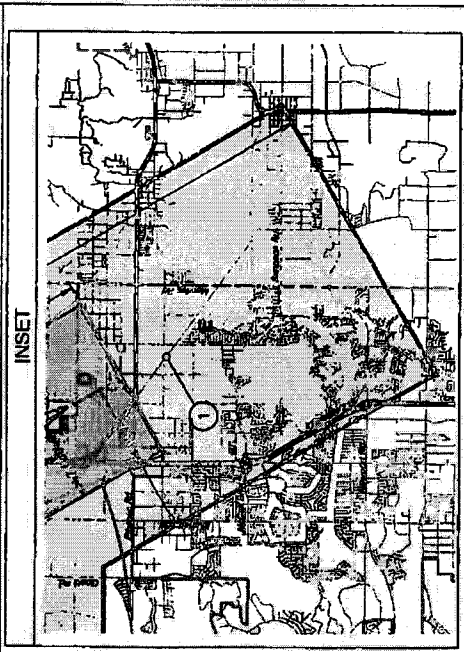
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits

**Other Features**

- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Notes:**

- Point at which aircraft on Runway 32 ILS approach clearance 3,000 feet above runway end.
- Point at which departing aircraft typically reach 3,000 feet above runway end.



Riverside County  
 Airport Land Use Commission  
 March Air Reserve Base / Inland Port Airport  
 Land Use Compatibility Plan  
 (Adopted November 13, 2014)

Map MA-1  
**Compatibility Map**  
 March Air Reserve Base / Inland Port Airport

**NOTE:**  
 All dimensions are measured from  
 runway ends and centerlines.

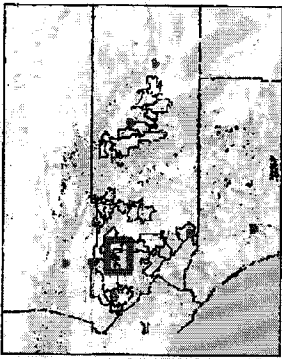
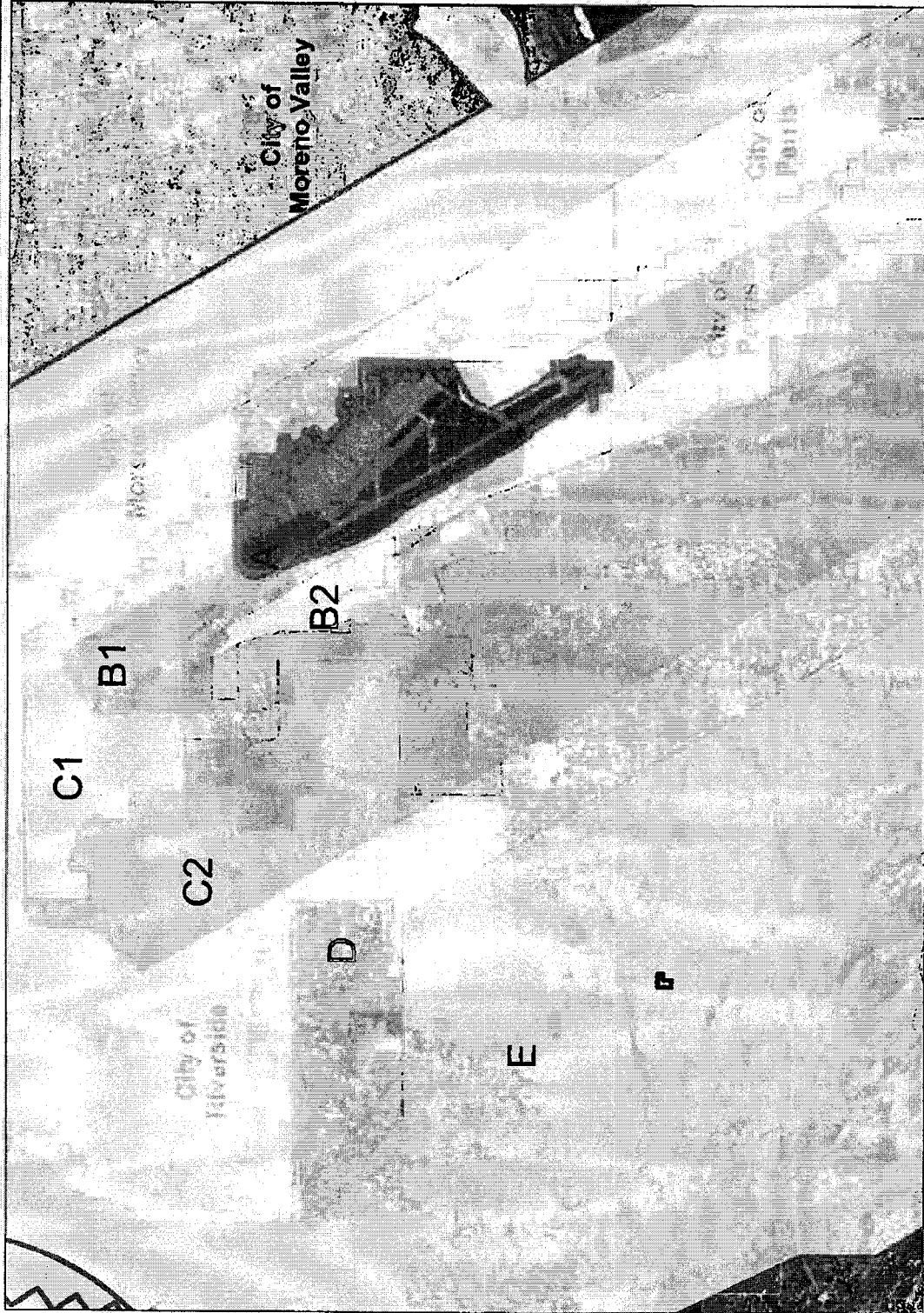


Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Prepared by Havel & Hunt, Inc. (June 2013)

# My Map



**Legend**

	Airports
	AIA
	Airport Compatibility
	OTHER ZONE
	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ IEXC1
	B1-APZ II
	B1-APZ IEXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
	C2-EXC3
	C2-EXC5
	C2-EXC6
	C2-HIGHT

**Notes**

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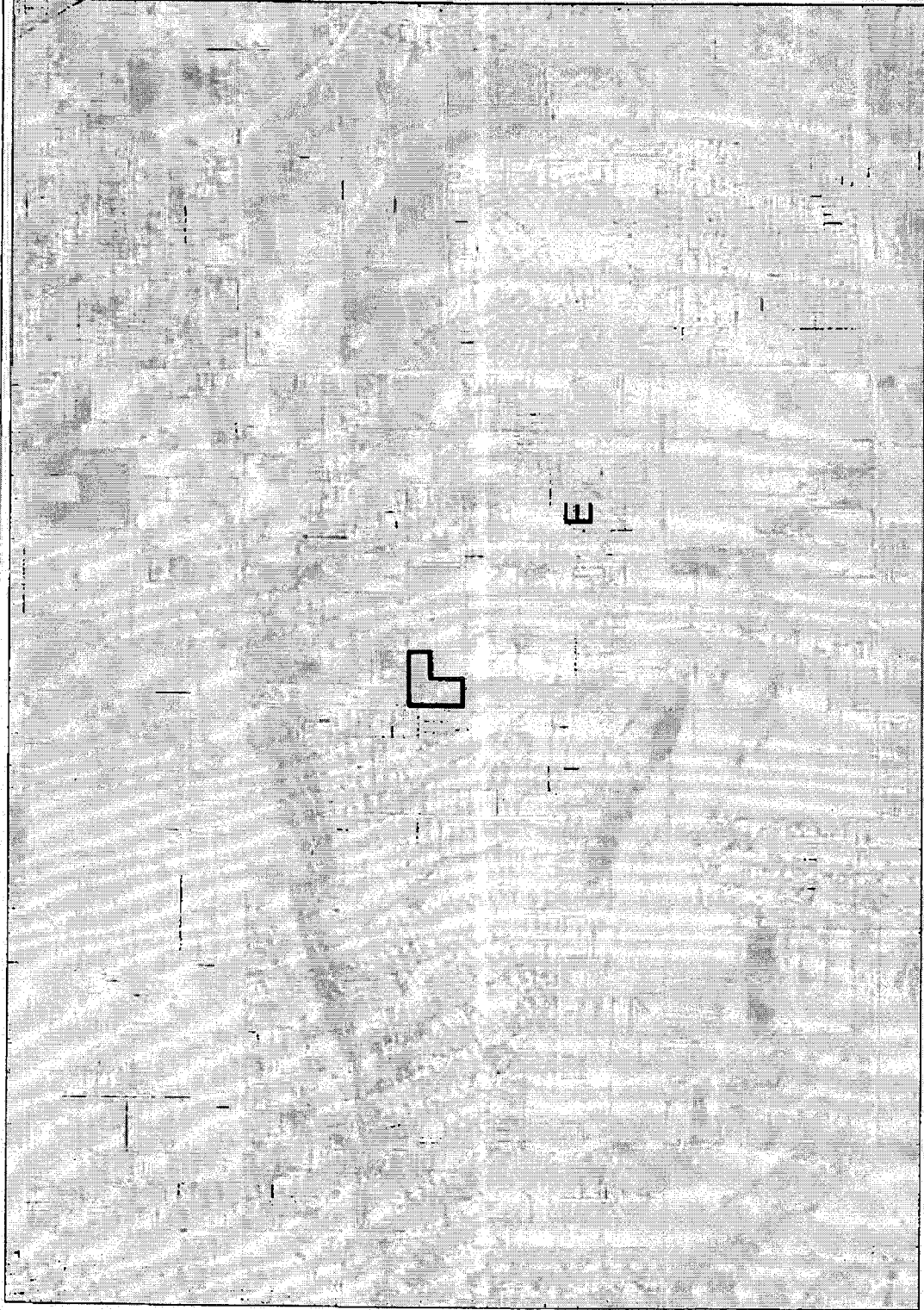
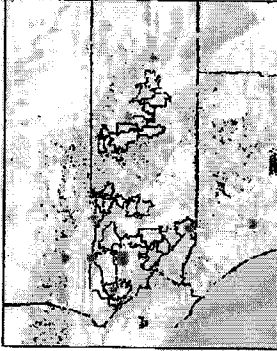
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0 9,221 18,441 Feet



# My Map



**Legend**

Airports  
 AIA  
 Airport Compatibility  
 OTHER ZONE

A  
A-EXC1  
B1  
B1-APZ I  
B1-APZ I-EXC1  
B1-APZ II  
B1-APZ II-EXC1  
B1-EXC1  
B2  
B2-EXC1  
C  
C1  
C1-EXC1  
C1-EXC3  
C1-EXC4  
C1-HIGHT  
C2  
C2-EXC1  
C2-EXC2  
C2-EXC3  
C2-EXC5  
C2-EXC6  
C2-HIGHT

**Notes**

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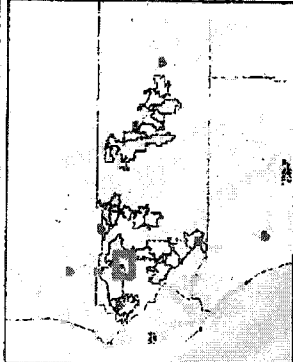
0 2,305 4,610 Feet



# My Map

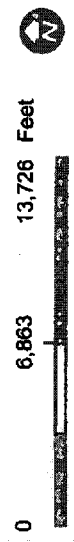


**Legend**  
 □ City Boundaries  
 □ Cities



## Notes

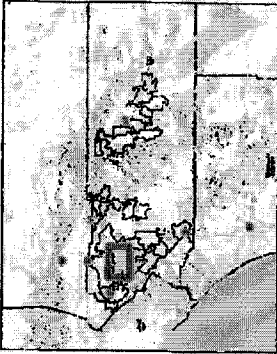
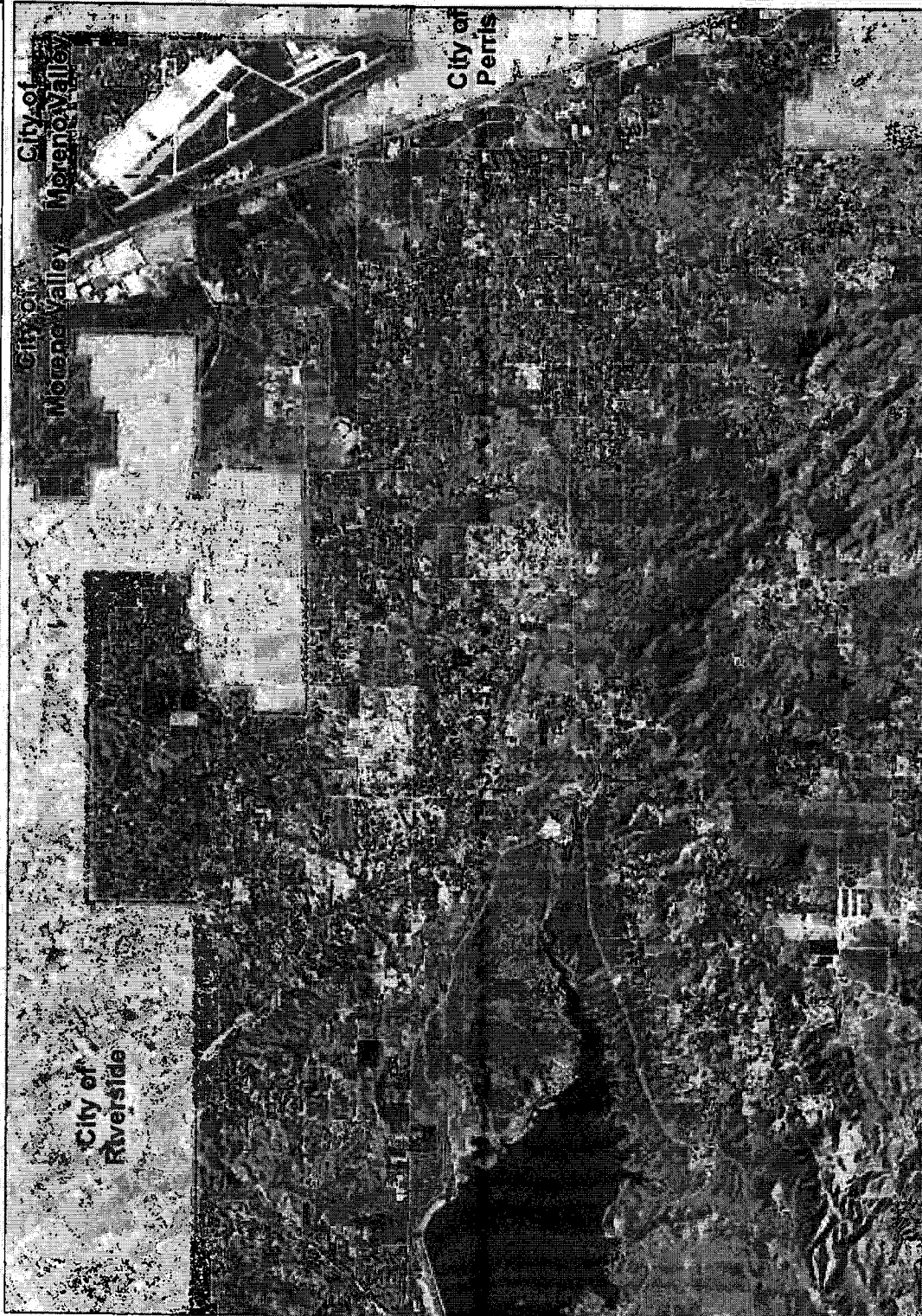
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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



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# My Map

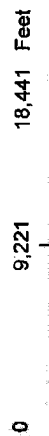


## Legend

- City Boundaries
- Cities
- adjacent\_highways**
  - Interstate
  - Interstate 3
  - State Highways, 60
  - State Highways 3
  - US HWY
  - OUT
- highways\_large**
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
- counties
- cites

## Notes

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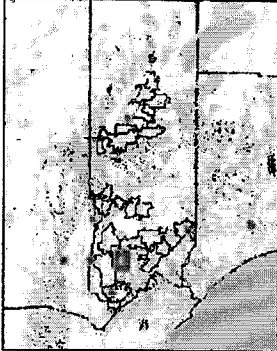
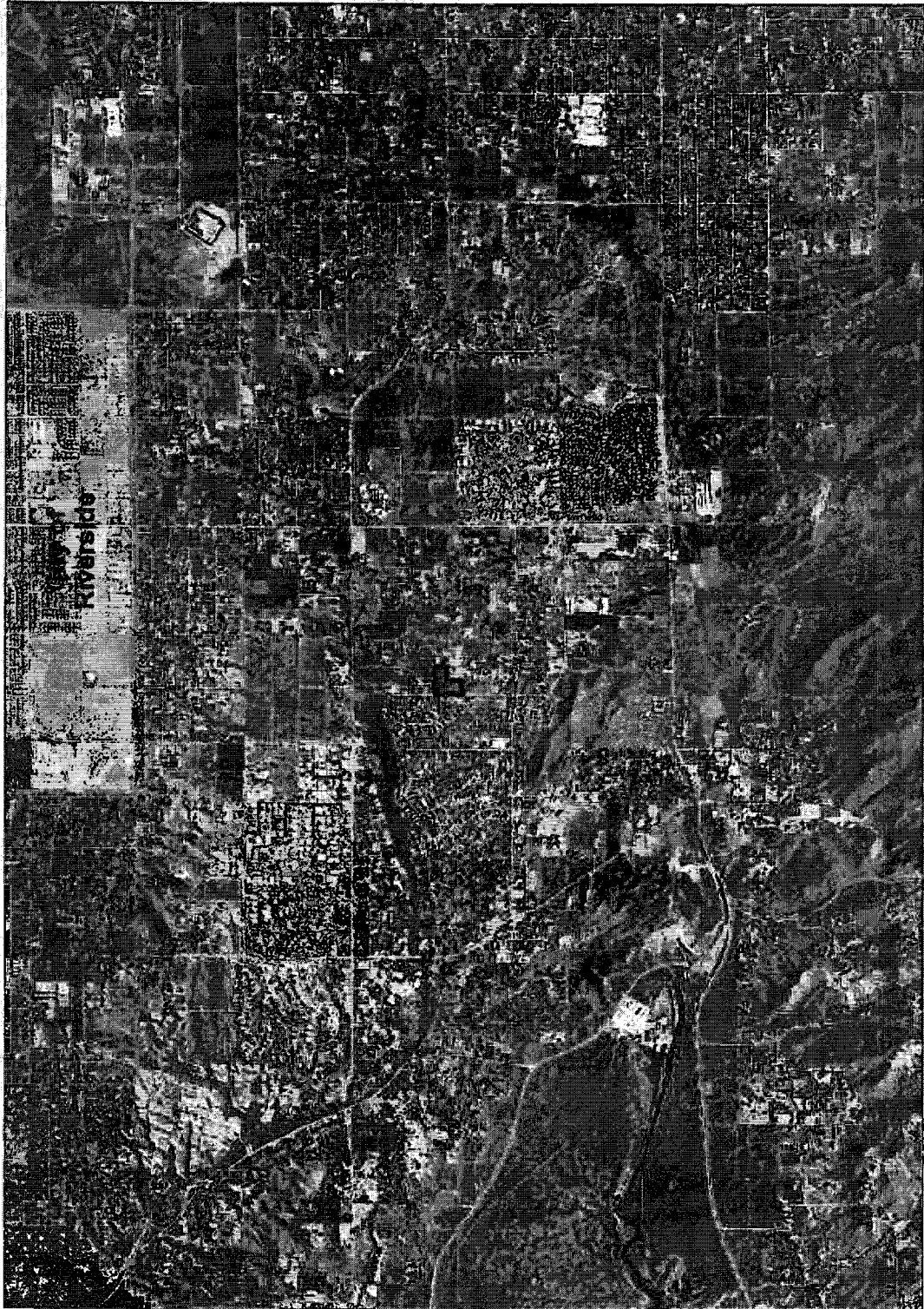


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# My Map



- Legend**
- City Boundaries
  - Cities
  - highways
    - HWY
    - INTERCHANGE
    - INTERSTATE
    - OFFRAMP
    - ONRAMP
    - USHWY
  - majorroads
  - counties
  - cities
  - hydrographylines
  - waterbodies
    - Lakes
    - Rivers

## Notes

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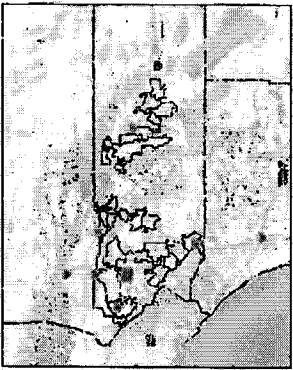
0 4,610 9,221 Feet

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# My Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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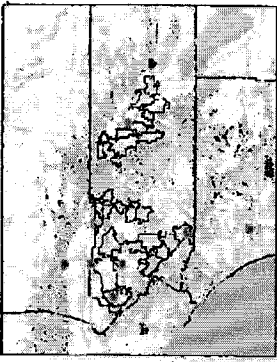


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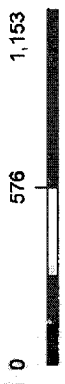

# My Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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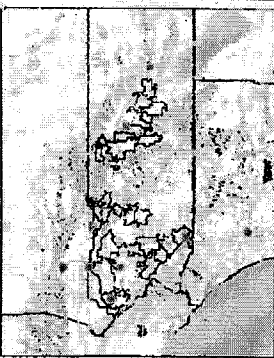




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# My Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - US-HWY
  - counties
  - cities
  - hydrography
  - waterbodies
  - Lakes
  - Rivers

## Notes

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0 288 576 Feet



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP                       MINOR CHANGE                       VESTING MAP  
 REVISED MAP                       REVERSION TO ACREAGE                       EXPIRED RECORDABLE MAP  
 PARCEL MAP                       AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TPM 37135                      DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: REDLANDS CONSULTANTS & ASSOCIATES                      E-Mail: RCA.K@LIVE.COM

Mailing Address: 621 S BUENA VISTA ST.

	<small>Street</small>	
<u>REDLANDS</u>	<u>CA</u>	<u>92373</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 440.9227                      Fax No: (909) 271.3135

Engineer/Representative's Name: Cal Farah REDLANDS CONSULTANTS & ASSOCIATES                      E-Mail: RCA.K@LIVE.COM

Mailing Address: 621 S BUENA VISTA ST.

	<small>Street</small>	
<u>REDLANDS</u>	<u>CA</u>	<u>92373</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 440.9227                      Fax No: (909) 271.3135

Property Owner's Name: CLIFF REIDHEAD & CHRISTY REIDHEAD                      E-Mail: creidhead@yahoo.com

Mailing Address: 18400 LONDON CT

	<small>Street</small>	
<u>RIVERSIDE</u>	<u>CA</u>	<u>92504</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 544.8632                      Fax No: ( ) \_\_\_\_\_

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

KAHLED FARAH, REDLANDS CONSULTANTS & ASSOCIATES

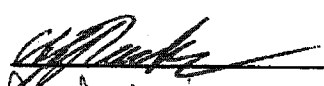

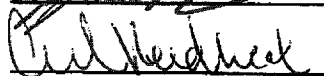

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

owner	signature	Owner,	Signature
Cliff Reidhead,		Larry Ogilvie,	
Christy Reidhead		JoAnne Anderson,	

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 321-020-014

Section: 6 Township: 4S Range: 4W

Approximate Gross Acreage: 7 AC

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of AVE. 'C', South of AVE. 'B', East of ALDER ST., West of BIRCH ST.

Thomas Brothers map, edition year, page number, and coordinates: PG 776, GRID B1 & C1

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

SUBDIVIDING THE EXISTING 7 AC PARCEL INTO 4 NEW 1 AC PARCELS AND A REMAINDER OF 3 AC.

Related cases filed in conjunction with this request:

NONE

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

EA No. (if known) N/A EIR No. (if applicable): N/A

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 a copy: PERCOLATION REPORT

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) \_\_\_\_\_

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tma.co.riverside.ca.us/pa/rcdis/index.html>) for watershed location)?

Santa Ana River       Santa Margarita River       Whitewater River

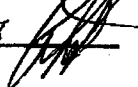
**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) REDLAND CONSULTANTS  Date 10.15.2010

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

Received 3/8, 0




# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

  
Property Owner(s) Signature(s) and Date



Cliff R. Reidhead

Christy L. Reidhead

PRINTED NAME of Property Owner(s)

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

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

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

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

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






# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

Larry Ogilvie

PRINTED NAME of Property Owner(s)

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

JoAnne Anderson

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

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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

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

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on April 12, 2018,

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

APN (s) or case numbers PM37135 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

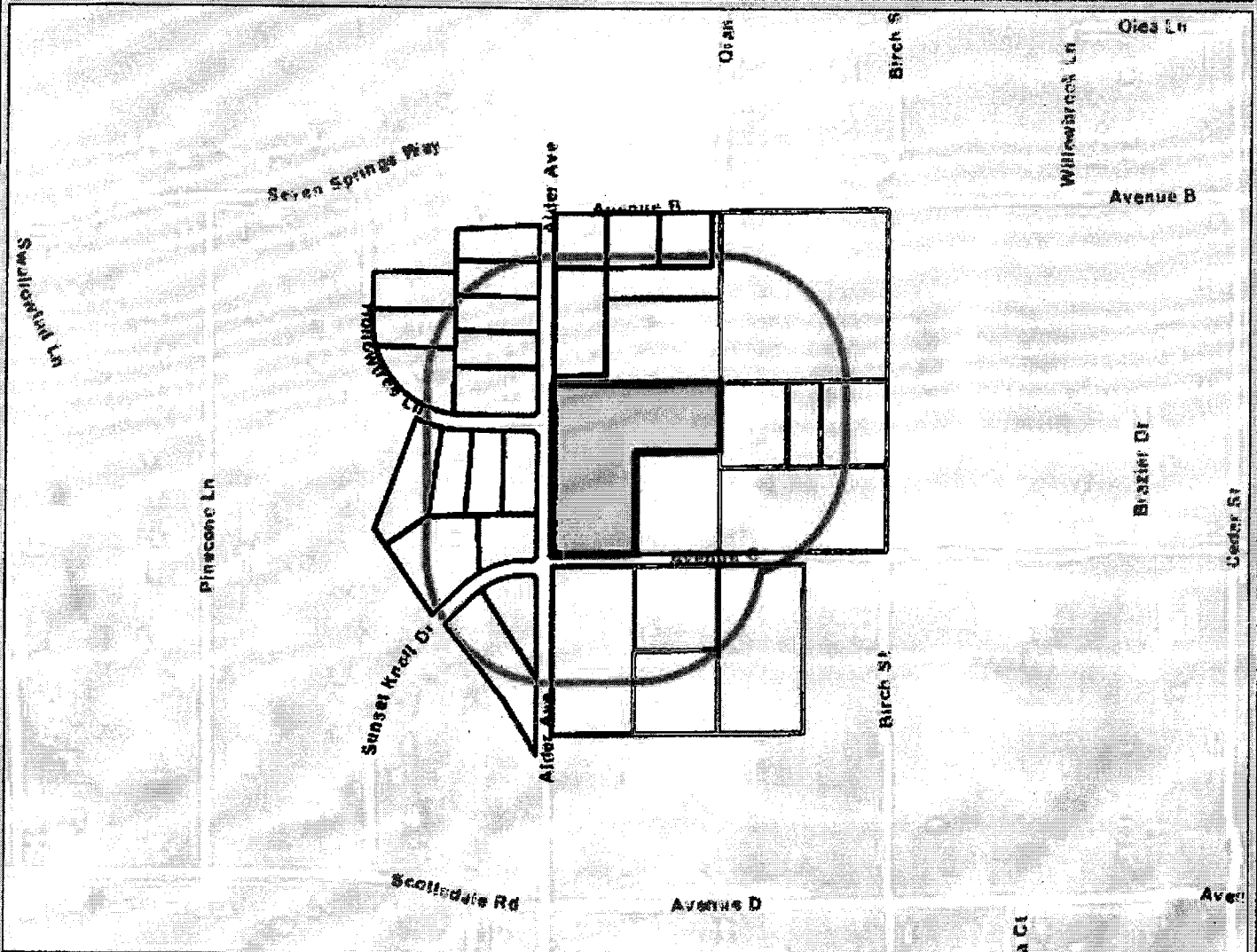
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS

PM37135 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 4/12/2018 8:04:04 AM

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## 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. 37135 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to Section 15304(a) (Minor Alterations to Land) and Section 15315 (Minor Land Divisions) – EA42922 – Applicant: Cliff and Christy Reidhead – Engineer/Representative: Redlands Consultants and Associates – First Supervisorial District – Lake Mathews/Woodcrest – Cajalco Zoning District – General Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – Location: Northerly of Avenue 'C', southerly of Avenue 'B', easterly of Alder Street, and westerly of Birch Street – 7 Acres – **REQUEST:** A Tentative Parcel Map for a Schedule "H" subdivision of a seven (7) acre lot into four (4) residential parcels, and one (1) remainder lot.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter  
DATE OF HEARING: **JUNE 11, 2018**  
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 (955) 951-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), 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 Street, 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

From: albia miller <stopbuildinganything@gmail.com>  
Sent: Tuesday, July 17, 2018 8:19 AM  
To: COB

Dear Ms. Maxwell

Here are some opposition votes without text for Administration Action July 17, 2018

- 1.2 Low density Lake Mattheews Oppose Project in entirety of any density.
- 1.3 Oppose Lansing half are lots near Cole Avenue Leave the open spae andit will not inrease traffi and pollution.
- 1.4 Oppose extension of time to add 132 more residents to area near Cajalo Road BY Lansing.
- 1.5 Oppose Lansing turning 49 ares into 82 water draining residencies.
- 1.6 Oppose Bridge walk extension of time for 64 acres turned into 69 lots of more deimation of open space the home of wildlife.\
- 1.7 Oppose TTM 35815 turning 44 acres into 5 are mini farms next to the Santa Rosa Preserve.
- 1.8 Oppose TTM 31735 Small projects add more people and cars and then add to each other.
- 1.9 Is this a used are or an open space. Find an already existing struture and remodel.
- 1.10 Oppose TTM 33248 NOT MORE HOUSING\MINI FARMS in Temscual Canyon. That pours traffic onto I-15.
- 1.11 Oppose TTM 32379 You see the Temecula claiming they are helping traffic with Butterfield Stage Road when they and the County are taking advantage of the Road by building and the produts are high heat producing paved over large block buildings.
- 1.12 Oppose TTM 33145 turning 34 ares into 348 Condominiums with all the traffic that Domenigoni Parkway shall suffer in Winchester.  
Deny the time extension. This is catastrophic to the traffic from San Diego to Los Angeles to Riverside. Copper Skye needs to withdraw his development application and decrease the environmental damage suh a project would cause.
- 1.13 Oppose TTM 32151 Ranon Sevillas attak on Rancho California's District with 180 condos plus 5 to 8 houses per acre. This is creating high density of over capacity thru out the South Side of Riverside County or the wall to wall you all from Tijuana to Santa Barbara.
- 1.14 Oppose TTM 30976 West Sac River Developers turning 53 ares into 162 single family houses along Leon Road under the Winchester Specific Plan. Why did Winchester a rural horse property and agriculture and open space for wildlife refuge unpatriotically allow such an attack by developers of massive building projects? I am sure the community of Winchchester will not vote for people who voted this demise to the land.
- 1.15 Oppose TTM 30977 developer Winchester Hills needs to be cut off from owning land if this the atrocity that they do with it. Seize their land and place it in a preserve. They have stolen from the Earth 260 acres and making pollution and traffic in Winchester with many projects and this one is 416 houses. Not homes beause these people will drive to jobs everyday and never make it because of traffic on Winchester Road.

7/17/18 1.8

1.16 Oppose TTM 30877 What ever you add to Riverside area and this is 20 houses on ten acres will concentrate more pollution, traffic and water drain. This will decrease the visual of open horizons with drive ways, buildings, grass lawns and run off the wildlife. Plus add up the amount of materials needed to B.U.I.L.D.

1.17 Oppose TTM 30972 South of Hyway 74 72 acres into 91 lots. That is further loking out the open space on Hyway 74 and dereasing the Response times for First RESPONDERS because of too many people being allowed in Riverside County because of more building permits

1.18 Oppose TTM 20910 This will open land for more 20 acre farms. There are enough people living in rural Aguanga on a dangerous Hyway system. It is good that 102 acres will be used for breathing open spaces, however, etching away 93 acres for disruptive human activities is determiental to Aguanga's peace and quite.

1.19 Oppose TTM 34677 This is over crowding added to an area that should never been discovered by developers as people have to drive to necessary and unnecessary activities that they chose and they aren't smart enough to ride buses. Therefore, they create pollution and traffic and this will be from 73 ares into 200 overly dense housing.

1.20 Oppose Another attack near Domenigoni Parkway TTM 30807 which will bring in close to a thousand houses in the Winchester Specific Plan of Shame. Shame on the County for allowing the sell of land to developers especially these cut throat SR Conestoga high density cracker box house builders. What's going on with the Earthquake zoning the county keeps placing houses on? This is the tacky plan of years ago of Diamond Lake supply water for building on both sides of Domenigoni Parkway. If people would have voted on this density, they would have said NO.

1.21 Oppose TTM 37414 23 ARES INTO VERY HIGH DENSITY ALONG DOMENIGONI HYWAY This need to be unpermitted due to there not even being the final amount of High Density and probably it is apartments. How horrific!!!

1.22 Oppose TTM 34552 MEDIUM HIGH DENSITY HOUSING IN A DESERT THAT IS JUST SUCKING UP THE COLORADO RIVER, WELLS, RAIN WATER.

1.23 Oppose TTM 34553 More horror for Coachella Valley with Medium High Density Housing. Who wants to live in this triple Density Housing. I doubt if you an sell this. You are going to overload the electrical System even with the Desert Solar andgo back to Black Outs.  
You are going to stand in LINE FOR WATER.

ALBIA MILLER