

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



ITEM
1.3
(ID # 7858)

MEETING DATE:

Tuesday, September 11, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S APPROVAL OF TENTATIVE PARCEL MAP NO. 37206 - EA43041 - Applicant: Joseph Kincaid - Engineer/Representative: Hunsaker Land Surveying - 1st Supervisorial District - Lake Mathews Zoning District - Lake Mathews/Woodcrest Area Plan - Zoning: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) - Location: Northerly of Old Fashion Way, southerly of Victoria Avenue, easterly of Old Fashion Way, and Westerly of La Sierra Avenue - 1.12 Gross Acres - Zoning: R-A (Residential Agricultural) - REQUEST: Schedule "G" Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres. - APNs: 136-350-008. REQUEST: Receive and file the Notice of Decision by the Assistant TLMA Director. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. RECEIVE AND FILE the Assistant TLMA Director's Notice of Decision for the above referenced case acted on by the Director's Hearing on June 11, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

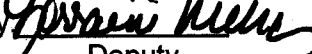
9/4/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: September 11, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant fees 100%			Budget Adjustment: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 37206 is a Schedule "G" Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres. The project is located northerly of Old Fashion Way, southerly of Victoria Avenue, easterly of Old Fashion Way, and westerly of La Sierra Avenue.

Tentative Parcel Map No. 37206 was heard at the June 11, 2018, Director's Hearing. There were no comments from the public. After closing the public hearing, the Hearing Officer found the project to be exempt from CEQA and approved Tentative Parcel Map No. 37206.

Board Action

The Hearing Officer's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

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

SUPPLEMENTAL

Additional Fiscal Information

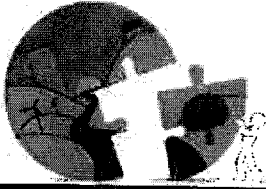
All fees are paid by the applicant. There is no General Fund obligation.

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 9/4/2018




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.4

Director's Hearing: June 11, 2018

PROPOSED PROJECT

Case Number(s):	PM37206	Applicant(s):	
CEQA Exempt	Section 15315	Applicant(s):	Joseph Kincaid
Area Plan:	Lake Mathews/Woodcrest	Representative(s):	
Zoning Area/District:	Lake Mathews District	Representative(s):	Debbie Melvin
Supervisory District:	First District		
Project Planner:	Gabriel Villalobos		
Project APN(s):	136-350-008		
			 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37206 is a Schedule "G" Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres. The project is located northerly of Old Fashion Way, southerly of Victoria Avenue, easterly of Old Fashion Way, and westerly of La Sierra Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions Exemption) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37206, 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:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Low Density Residential (LDR)

1.3 9/11/2018

Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Low Density Residential (LDR)
East:	Low Density Residential (LDR)
South:	Low Density Residential (LDR)
West:	Low Density Residential (LDR)
Existing Zoning Classification:	Residential Agricultural (R-A)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural (R-A)
East:	Residential Agricultural (R-A)
South:	Residential Agricultural (R-A)
West:	Residential Agricultural (R-A)
Existing Use:	Residential
Surrounding Uses	
North:	Residential
South:	Residential
East:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.12 gross acres	Min. lot size of 20,000 sq.ft.
Existing Building Area (SQFT):	2,038 sq.ft.	N/A
Proposed Minimum Lot Size:	0.51 acres	Min. lot size of 20,000 sq.ft.
Total Proposed Number of Lots:	2	N/A
Map Schedule:	Schedule "G"	

Located Within:

City's Sphere of Influence:	Yes – City of Riverside
Community Service Area ("CSA"):	Yes – CSA 132 & 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes
Subsidence Area:	No

Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed subdivision is located within the Lake Mathews/Woodcrest Area Plan with the land use designation of Community Development: Low Density Residential, which allows for lot sizes at a minimum of 0.5 acres. This Schedule "G" subdivision proposes two (2) residential lots with a minimum lot size of 0.51 acres, which is consistent with the General Plan land use designation as shown in the Lake Mathews/Woodcrest Area Plan. There is no grading proposed at this time. The project site is surrounded by properties that are designated as Community Development: Low Density Residential (0.5 ac min.) and zoned as Residential Agriculture (R-A) which suggests neighborhood compatibility.

During the initial review stage of this project, it was anticipated that a Negative Declaration pursuant to CEQA would be prepared. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes on July 26, 2017. AB 52 provides for a 30-day period in which all noticed Tribes may request consultation regarding the proposed project. During that 30-day period it was determined that the project was exempt from CEQA based on Section 15315 of the State CEQA Guidelines. If a project is exempt from CEQA, AB52 consultation is not required. Additionally, no tribe requested consultation.

Tentative Parcel Map No. 37206 was submitted to the County of Riverside on July 11, 2017.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines, Section 15315, as the project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions) of the State CEQA Guidelines. Section 15315 is a Class 15 exemption which requires that the division of property be in an urbanized area zoned for residential, commercial or industrial uses, into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions would be required, all services and access to the proposed parcels are consistent with local standards and are available, the parcel has not been involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed subdivision is a lot split on a parcel that has a zoning classification of Residential Agricultural (R-A) and is currently developed with one single-family residence located on Parcel 1 of the proposed subdivision. The subdivision will create two legal parcels which will meet the Residential Agricultural (R-A) development standards of Ordinance No. 348 and allowable land uses as noted in the Community Development: Low Density Residential (CD:LDR) land use designation in the Lake Mathews/Woodcrest Area Plan. There is no grading proposed at this time. The proposed project is consistent with the General Plan and Ordinance No. 348. No variances or exceptions would be required. The project site has not been involved in a land division within the previous 2 years. All services and access are currently available to the proposed project site. The topography of the project site and surrounding area is flat. In regards to being located within an "urbanized" area, State CEQA Guidelines Section 15387 provides that the Lead agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urbanized". Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The City of Riverside is located approximately 0.06 miles to the north and has a population of 324,722 people and the City of Corona located approximately 1.81 miles southwest has a population of 166,785 people. As stated above, the project site is located in a developed area and is surrounded by residentially zoned property. Staff has determined that the proposed subdivision meets the requirements of Section 15315, as well as, the definition of urbanized area.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Low Density Residential (LDR).

The project site has a Zoning Classification of Residential Agricultural (R-A), which provides for the development of detached single-family residential dwelling units, allows a density range from 2 dwelling units per acre to 1 unit dwelling unit per acre, and allows for a minimum lot size of ½ acre. This is

consistent with the Riverside County General Plan Land Use Designation of Low Density Residential calls for residential uses on larger lots.

Entitlement Findings:

Parcel Map No. 37206 is a Schedule "G" subdivision map that proposes to subdivide 1.12 acres into two (2) residential lots. The findings required to approve Parcel Map No. 37206, pursuant to Riverside County Ordinance No. 460, are as follows:

1. This land division is consistent with the Riverside County General Plan because the project is consistent with General Plan Principle IV.A.6. Principle IV.A.6 states "existing communities should be revitalized through development of under-used, vacant, redevelopment and/or in-fill sites within existing urbanized areas". The proposed subdivision facilitates this principle by establishing a development with a higher density that meets the community goals and needs by maintaining the neighborhood character and adhering to the land use designation and zoning of the immediate area, Low Density Residential and Residential Agricultural. In addition, the project is consistent with land use designation of Low Density Residential, as specified in the Lake Mathews/Woodcrest Area plan, as the proposed project provides for the development of detached single-family residential dwelling units and allows a density range from 2 dwelling units per acre to 1 unit dwelling unit per acre, which allows for a minimum lot size of ½ acre.
2. The site of the proposed land division is physically suitable for the type of development because the development standards for lot size and setbacks are met, the topography of the project site is flat and existing roads and infrastructure services are accessible.
3. The site of the proposed land division is physically suitable for the proposed density of development because the size and shape of both proposed lots are consistent with the General Plan land use designation of Community Development: Low Density Residential (CD:LDR) and meet the minimum criteria of 0.5 acres per lot. The proposed project will result in an overall density of 2 dwellings per 1 acre and will not result in an increase in density than what is permissible per the General Plan.
4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed project is deemed exempt from CEQA per Section 15315 (Minor Land Divisions) and has no direct impact on the natural environment as the surrounding area is already developed.
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the proposed subdivision does not drastically increase volume of traffic into and out of neighborhood. In addition, air quality is not likely to substantially change due to development.
6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "G" Map per Section 10.12 of Ordinance 460.
 - a. Streets – per Transportation Department condition, no additional street improvements are required on Old Fashion Way due to already existing street improvements.
 - b. Domestic Water – WMWD already providing water to site

- c. Fire Protection – fire hydrant located within 400 feet of property.
 - d. Sewage Disposal – sewage already existing on-site.
 - e. Electrical and Communication Facilities – no electrical or communication facilities are required as part of a Schedule “G” parcel map.
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the subdivision does not include specific plans for the ultimate development of the property or construction.
 8. The parcels shown on the Tentative Parcel Map are consistent with the minimum size allowed by the project site’s Zoning Classification of Residential Agriculture (R-A), which requires a minimum lot size of 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet.

Development Standards Findings:

Per Section 6.52 of Ordinance No. 348, the minimum lot size shall be no less than 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet. This project meets those standards as the square footage of either parcel is no less than 22,321 square feet, the width of Parcel 1 is approximately 129-feet and Parcel 2 is 100-feet, and the depth for Parcel 1 is approximately 200-feet and Parcel 2 is 215-feet.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the **CITY OF RIVERSIDE** 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 provided to **CITY OF RIVERSIDE** for review and comment on August 17, 2017. Comments were received from the City of Riverside on August 28, 2017, regarding the existing water service to the proposed subdivision. The comment referenced that the existing water service and meter fronts the proposed Parcel 2 of the project, therefore, the existing water service and meter will remain and serve Parcel 2 and a new water service and meter shall be requested and installed to serve Parcel 1 per the Riverside Public Utilities Department (RPU). In addition, the City of Riverside requested the following conditions of approval for the subdivision; 1. Prior to map recordation, the applicant shall pay all applicable water fees to establish water service to Parcel 1, and 2. prior to water service activation, the applicant shall install a backflow preventer on all water services. These recommended conditions of approval have been added to this tentative parcel map.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. During the initial review stage of this project, it was anticipated that a Negative Declaration pursuant to CEQA would be prepared. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes on July 26, 2017. AB 52 provides for a 30-day period in which all noticed Tribes may request consultation regarding the proposed project. During that 30-day period it was determined that the project was exempt from CEQA based on Section 15315 of the State CEQA

Guidelines. If a project is exempt from CEQA, AB52 consultation is not required. Additionally, no tribe requested consultation.

5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. 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:

The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is also not located within a hazard severity zone.

Conclusion:

1. 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 in support or opposition of 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 mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37206

VICINITY/POLICY AREAS

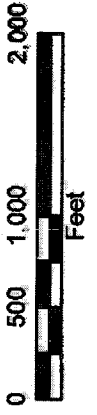
Supervisor: Jeffries
District 1

Date Drawn: 12/01/2017
Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the City of Riverside adopted a new license plate number 94. Any publications that have been distributed for the City of Riverside County Planning Department should be updated to reflect the new license plate number. For more information, please contact the Riverside County Planning Department Office in Riverside at (951) 940-3300. Copyright © 2005. All rights reserved.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37206

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 12/01/2017
Exhibit 1



Zoning Dist: Lake Mathews

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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department of Rose in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website: <http://www.riversidecounty.net>

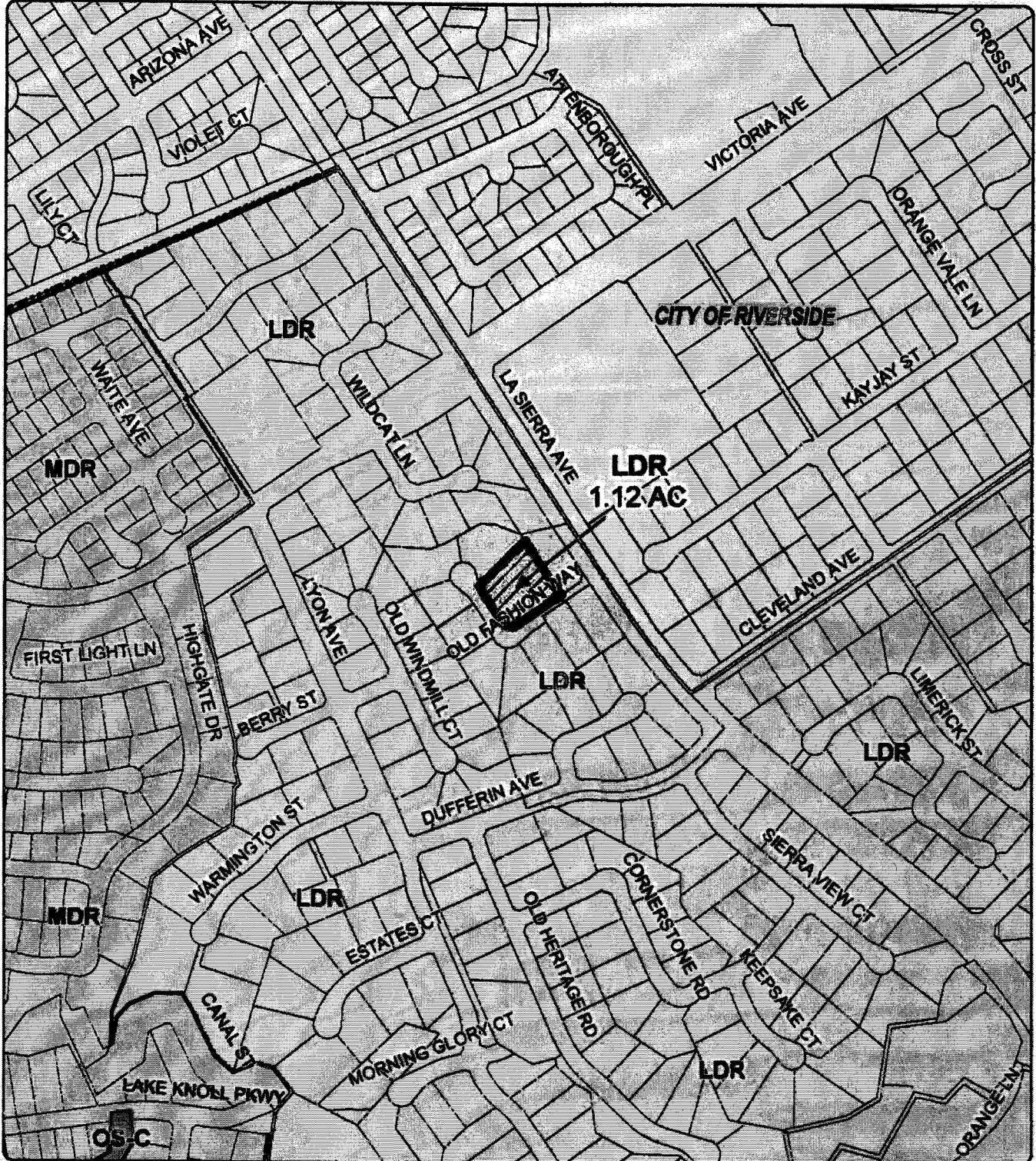
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37206

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 12/01/2017
Exhibit 2



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, 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)936-3200 (Western County) or in Palm Desert at (760)862-8277 (Eastern County) or Website: <http://www.planning.riverside.ca.gov>

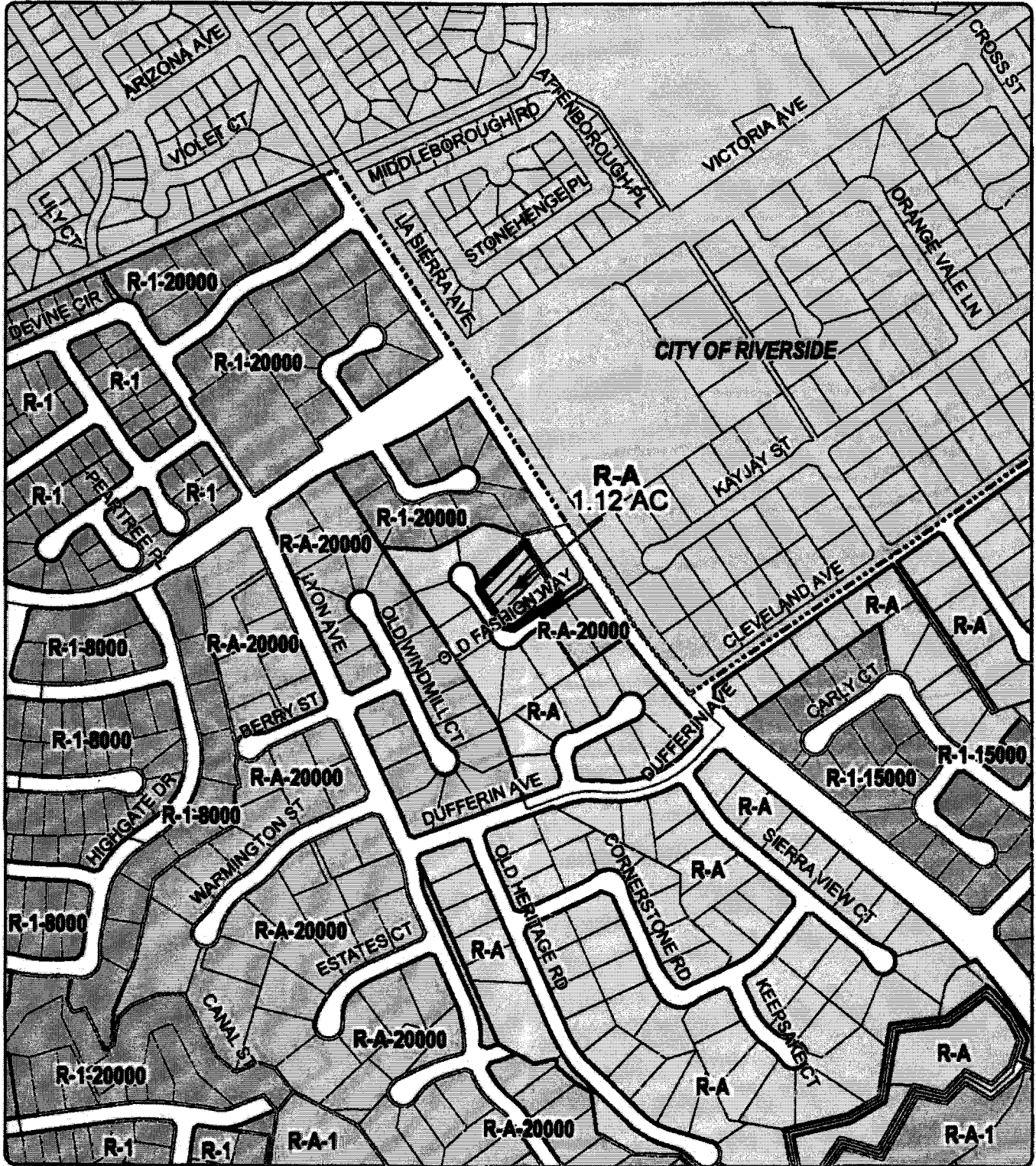
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37206

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 12/01/2017
Exhibit 2



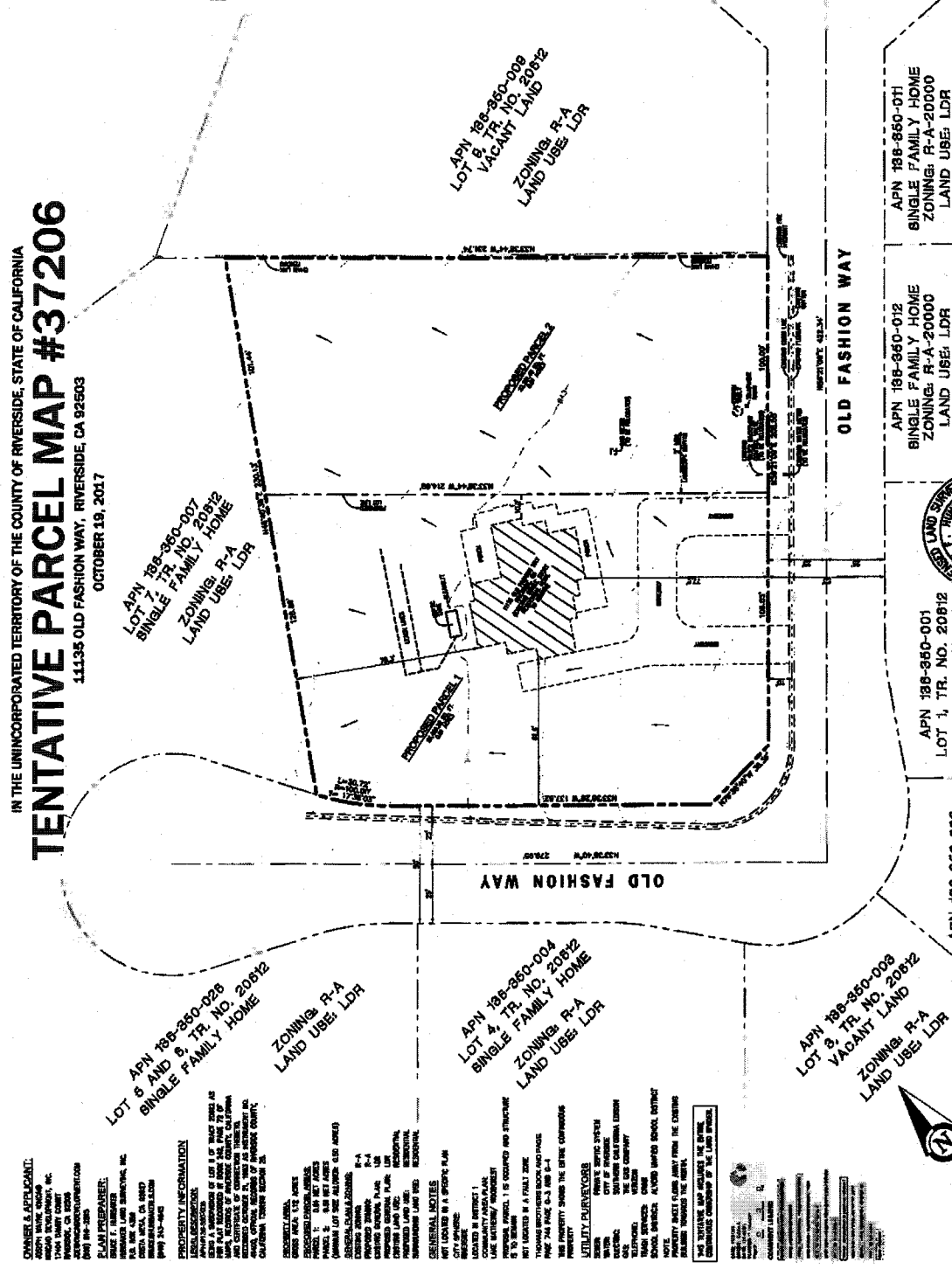
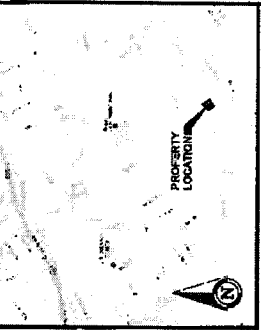
Zoning Dist: Lake Mathews

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 offices in Riverside at (951)955-3300 (Western County) or in Palm Desert at (760)865-9277 (Eastern County) or Website www.riversidecountyplanning.org

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP #37206
 11135 OLD FASHION WAY, RIVERSIDE, CA 92503
 OCTOBER 19, 2017



OWNER & APPLICANT:
 JERRY W. WOOD
 11135 OLD FASHION WAY
 RIVERSIDE, CA 92503
 (951) 510-4400

PLANNING:
 JERRY W. WOOD
 11135 OLD FASHION WAY
 RIVERSIDE, CA 92503
 (951) 510-4400

PROPERTY INFORMATION:
 THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO SHOW THE GENERAL LOCATION OF THE PROPERTY AND THE ZONING AND LAND USE DESIGNATIONS. THE APPLICANT WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

GENERAL NOTES:
 1. ALL LOTS ARE IN A SPECIFIC PLAN.
 2. THE CITY OF RIVERSIDE HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY ZONING ORDINANCES.
 3. THE CITY OF RIVERSIDE HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY ZONING ORDINANCES.

UTILITY SURVEYORS:
 WATER: RIVERSIDE WATER DEPARTMENT
 GAS: RIVERSIDE GAS COMPANY
 TELEPHONE: RIVERSIDE TELEPHONE COMPANY
 CABLE: RIVERSIDE CABLE TELEVISION
 SOCIAL SERVICES: RIVERSIDE COUNTY SOCIAL SERVICES

NOTE:
 THIS TENTATIVE PARCEL MAP IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO SHOW THE GENERAL LOCATION OF THE PROPERTY AND THE ZONING AND LAND USE DESIGNATIONS.

APN 188-860-008
 LOT 9, TR. NO. 20812
 ZONING: R-A
 LAND USE: LDR

APN 188-860-002
 LOT 2, TR. NO. 20812
 ZONING: R-A
 LAND USE: LDR

APN 188-860-001
 LOT 1, TR. NO. 20812
 ZONING: R-A
 LAND USE: LDR

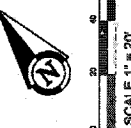
APN 188-860-012
 SINGLE FAMILY HOME
 ZONING: R-A-20000
 LAND USE: LDR

APN 188-860-011
 SINGLE FAMILY HOME
 ZONING: R-A
 LAND USE: LDR

APN 188-860-009
 LOT 8, TR. NO. 20812
 ZONING: R-A
 LAND USE: LDR

TENTATIVE PARCEL MAP #37206
 11135 OLD FASHION WAY, RIVERSIDE, CA 92503
 APR. 15-20-2017

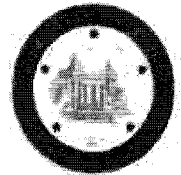
APN	TR. NO.	ZONING	LAND USE	DATE
188-860-012		R-A-20000	LDR	10/19/17
188-860-011		R-A	LDR	10/19/17
188-860-001		R-A	LDR	10/19/17
188-860-002		R-A	LDR	10/19/17
188-860-008		R-A	LDR	10/19/17
188-860-009		R-A	LDR	10/19/17





COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/30/18, 1:09 pm

PM37206

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37206. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan, PM37206, and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The proposed project is a Schedule "G" Tentative Parcel Map to subdivide 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED Tentative Parcel Map No. 37206, Exhibit A (Site Plan), dated October 19, 2017.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

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

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- 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. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
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)

E Health

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

If 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.

E Health. 2 0010-E Health-USE - OWTS FOR WASTEWATER

If sewer is not available to the site, then an OWTS can be used for waste water disposal. A soils percolation report dated February 28, 2017 was submitted to Environmental Health with information collected that may be suitable for for structure, for parcel 2.

In order for clearances to be provided during the building permit process, the applicant must go through the permitting process with this Department for the construction of an OWTS. The project will be subject to any applicable costs and current regulation at the time of submittal.

E Health. 3 0010-E Health-USE - WMWD WATER SERVICE

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 90 Days to Protest (cont.)
on this project as a result of the approval or conditional approval of this project.

Planning. 2 General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

(a) to be in violation of the terms and conditions of this permit; and/or,

(b) to have been obtained by fraud or perjured testimony; and/or,

(c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

Planning. 3 General – Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 4 General – Comply with Ordinances/Codes

Development of the project site shall comply with the standards of Ordinance No. 348 (Land Use) and all other applicable Riverside County ordinances, as well as State and Federal codes.

Development of the project site shall substantially conform to what is detailed on the approved plans, unless otherwise amended by these conditions of approval.

Planning. 5 General – Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PM37206 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PM37206, 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

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 5 General – Hold Harmless (cont.)
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.

Planning. 6 General – Human Remains

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

Planning. 7 General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 8 General – Unanticipated Resources

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8

General – Unanticipated Resources (cont.)

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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

Transportation

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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2 (cont.)
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 - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Old Fashion Way since adequate right-of-way exists, per MB 242/72-74.

Transportation. 5 0010-Transportation-MAP - NO ADD'L ROAD
IMPRVMNTS

No additional road improvements will be required at this time along Old Fashion Way due to existing improvements.

Transportation. 6 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, 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.

All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 7 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

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.

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE
PRACTICES

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE
PRACTICES (cont.)

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: PM37206

Parcel: 136350008

50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Southwest Riverside Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2 0050-Flood-MAP SUBMIT ECS & FINAL MAP Not Satisfied

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

Planning

050 - Planning. 1 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.

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.

050 - Planning. 2 Water Fees Not Satisfied

Per the City of Riverside's Public Utilities Department (RPU); once subdivided, the existing water service and meter will front Parcel 2 of PM37206. Therefore, the existing water service and meter will remain and serve Parcel 2 and a new water service and meter shall be requested and installed to serve Parcel 1.

Prior to map recordation, the applicant shall pay all applicable water fees to establish water service to Parcel 1.

Please contact the City of Riverside's Public Utilities Department (RPU) - Water at (951) 826-5285 for any questions regarding water service.

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT Not Satisfied

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

Plan: PM37206

Parcel: 136350008

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS (cont.) Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 2 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 3 0060-BS-Grade-MAP - IF WQMP REQUIRED Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 5 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

A notarized letter of permission 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.

060 - BS-Grade. 6 0060-BS-Grade-MAP - OFFSITE GDG ONUS 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.

060 - BS-Grade. 7 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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

060 - BS-Grade. 8 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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

Flood

Plan: PM37206

Parcel: 136350008

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1

0060-Flood-MAP ADP FEES

Not Satisfied

Parcel Map (PM) 37206 is located within the limits of the Southwest Riverside Area Drainage Plan for which drainage fees have been adopted.

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

Planning

060 - Planning. 1

0060-Planning-MAP - PALEO PRIMP/MONITOR

Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material.
*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that

Plan: PM37206

Parcel: 136350008

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied
such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

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 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
4090 Lemon Street, 8th Floor
Riverside, CA 92502

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT 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 Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her

Plan: PM37206

Parcel: 136350008

80. Prior To Building Permit Issuance

BS-Grade

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

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.

Riverside Office 951-955-4777

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Parcel Map (PM) 37206 is located within the limits of the Southwest Riverside Area Drainage Plan for which drainage fees have been adopted.

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

Planning

080 - Planning. 1 School Mitigation Not Satisfied

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

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

Waste Resources

Plan: PM37206

Parcel: 136350008

80. Prior To Building Permit Issuance

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

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - IF WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRADE INSP Not Satisfied

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

1. Precise grade inspection.
 - i. Precise Grade Inspection can include but is not limited to the following:
 1. Installation of slope planting and permanent irrigation on required slopes
 2. Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

090 - BS-Grade. 3 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

Plan: PM37206

Parcel: 136350008

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 Precise Grade Approval (cont.) Not Satisfied
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.

Planning

090 - Planning. 1 Backflow Preventer to be Installed Not Satisfied
Per the City of Riverside's Public Utilities Department (RPU); once subdivided, the existing water service and meter will front Parcel 2 of PM37206. Therefore, the existing water service and meter will remain and serve Parcel 2 and a new water service and meter shall be requested and installed to serve Parcel 1.
Prior to water service activation, the applicant shall install a backflow preventer on all water services.
Please contact the City of Riverside's Public Utilities Department (RPU) - Water at (951) 826-5285 for any questions regarding water service.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - WQMP COMPLETION Not Satisfied
If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the project specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance of the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 2 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 (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: July 26, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Southern California Edison Co. (SCE)

Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
County Service Area No. 132, The
Orchards/Lake Mathews
Board of Supervisors - Supervisor: 1st District-
Jeffries
Planning Commissioner: 1st District- Shaffer
Southern California Gas Co.

Riverside Sphere of Influence
Alvord Unified School District
Eastern Municipal Water District (EMWD)
Western Municipal Water District (WMWD)

TENTATIVE PARCEL MAP NO. 37206, - EA43041 - Applicant: Joseph Kincaid - Engineer/Representative: Hunsaker Land Surveying - 1st Supervisorial District - Lake Mathews Zoning District - Lake Mathews/Woodcrest Area Plan - Zoning: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) - Location: Northerly of Old Fashion Way, Southerly of Victoria Avenue, Easterly of Old Fashion Way, and Westerly of La Sierra Avenue - 1.12 Gross Acres - Zoning: R-A (Residential Agricultural) - **REQUEST: Schedule "G" Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres. - APNs: 136-350-008 - **BBID: 557-992-449**
UPROJ: PM37206.**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC Internal Review on August 17, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entitles/individuals:

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Any questions or comments regarding this project should be directed to Arturo Ortuno, Project Planner at (951) 955-0314, or e-mail at AOrtuno@rivco.org / MAILSTOP #: 1070

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

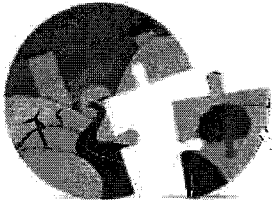
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: November 21, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
P.D. Geology Section
Southern California Edison Co. (SCE)

P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
County Service Area No. 132 c/o EDA
Board of Supervisors - Supervisor: 1st District-
Jeffries
Planning Commissioner: 1st District- Shaffer
Southern California Gas Co.

Riverside Sphere of Influence
Alvord Unified School District
Eastern Municipal Water District (EMWD)
Western Municipal Water District (WMWD)

TENTATIVE PARCEL MAP NO. 37206, - EA43041 - Applicant: Joseph Kincaid - Engineer/Representative: Hunsaker Land Surveying - 1st Supervisorial District - Lake Mathews Zoning District - Lake Mathews/Woodcrest Area Plan - Zoning: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) - Location: Northerly of Old Fashion Way, Southerly of Victoria Avenue, Easterly of Old Fashion Way, and Westerly of La Sierra Avenue - 1.12 Gross Acres - Zoning: R-A (Residential Agricultural) - REQUEST: Schedule "G" Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres. - APNs: 136-350-008 - BBID: 557-992-449, UPROJ: PM37206

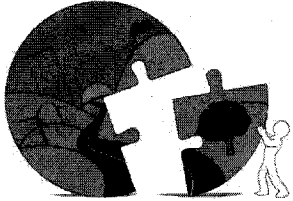
DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a DAC Internal review on December 14, 2017. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Gabriel Villalobos, Project Planner at (951) 955-6184, or e-mail at gvillalo@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

John V. Rossi
General Manager

Robert Stockton
Division 1

Thomas P. Evans
Division 2

Brenda Derinstdedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5



Securing Your Water Supply

August 14, 2017

Riverside County Planning Department
Arturo Ortuno, Project Planner
P.O. Box 1409
Riverside, CA 92502-1409

TENTATIVE PARCEL MAP 37206, EA43041

In response to your Initial Case Transmittal dated July 26, 2017, Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Applicable Sewer Connection Fees must be paid prior to the installation of any sewer services.
2. Proposed facilities for sewer service must be designed by a Registered Civil Engineer, and reviewed and approved by Western. Deposit for Plan Check must be received prior to plan check and Deposit for Inspection must be received prior to approval of the plans.
3. Western has an existing 8" sewer pipeline in La Sierra Avenue for service connection to the proposed project.
4. Developer to submit a 22" x 34" preliminary onsite and/or offsite plan of sewer plan layout to Western before formal submittal of Sewer Improvement Plans.
5. Preliminary sewer plans shall show the following items:
 - a. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries.
 - b. Delineate all easements within project boundaries.
 - c. Delineate all proposed and existing lots, streets, and storm drains.
 - d. Delineate all proposed sewer facilities within project boundaries. Include pipeline diameters and type of material.
6. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Sewer Improvement Plans.
7. Sewer Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Standard Specifications for submittal formats and requirements online at <http://www.wmwd.com/158/Standard-Specifications-Drawings>

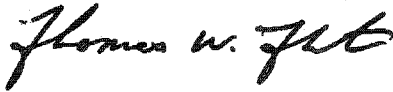
Riverside County Planning Department

August 14, 2017

Page 2 of 2

8. Developer to submit grading plans for Western's review and approval before grading permit is issued.
9. Sewer Improvement Plans shall not be approved until all items mentioned above are received and approved by Western.
10. The developer is responsible for installing, paying all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of sewer facilities including laterals in the public right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners.
11. For sewer service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western at the time of construction.
12. Contact Western's Development Services Department at (951) 571-7100 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.



THOMAS W. THORNTON
Principal Engineer

TWT:tm

Enclosure: Transmittal (copy)



August 30, 2017

Riverside County Planning Department
Attn: Arturo Ortuno
PO Box 1409
Riverside, CA. 92502-1409

Subject: Case No. TPM 37206

APN: 136-350-008

BBID: 557-992-449

Location: Northerly of Old Fashion Way, Southerly of Victoria Avenue, Easterly of Old Fashion Way, and Westerly of La Sierra Avenue

Mr. Ortuno:

Upon review of the referenced project location, we determined that the project is located outside of EMWD's service area.

Please forward public notifications to the appropriate agency having jurisdiction in the project area.

If you have questions or concerns, please do not hesitate to contact me at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,

Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Department
Eastern Municipal Water District

MEH:vps

Attachment



SOUTHERN CALIFORNIA
EDISON[®]

An EDISON INTERNATIONAL[®] Company

Riverside County Planning Department – Riverside
PO Box 1409
Riverside, CA 92502-1409

September 1, 2017

Attention: Land Development Committee

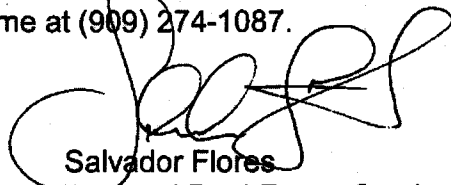
Subject: Tentative Parcel Map 37206 (APN: 136-350-008)

Please be advised that the division of the property shown Tentative Parcel Map 37206 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.


Salvador Flores
Title and Real Estate Services
Real Properties

Ortuno, Arturo

From: Thomson, Heather
Sent: Wednesday, September 06, 2017 2:35 PM
To: Erica Martinez; Destiny Colucho; Joseph Ontiveros; JValdez@soboba-nsn.gov; Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Planning Intern; Ray Huaute
Cc: Ortuno, Arturo
Subject: PM37206

Follow Up Flag: Follow up
Flag Status: Flagged

Hello-

AB52 notification for this project was sent to you on July 27, 2017. This email is to inform you that the above referenced project will be categorically exempt from CEQA per Section 15315, Class 15, Minor Land Divisions exemption. The project meets both General Plan, Zoning Ordinance, and development standards. The proposed subdivision is a lot split on a parcel that is zoned residential with an existing single family residence. The subdivision will create two legal parcels which will meet the Residential Agricultural (R-A) Development Standards of Zoning Ordinance No. 348 and allowable land uses as noted in the Community Development: Low Density Residential (CD-LDR) Land Use Designation in the Lake Mathews/Woodcrest Area Plan. The project site has not been involved in a land division within the previous 2 years. All services and access are currently available to the proposed project site. Lastly, the topography of the project site and surrounding area is flat. Because the project is CEQA exempt, AB52 is not applicable. We apologize for any inconvenience. Thank you for taking the time to assist us in preserving our collective cultural heritage.

If you have any further questions, please feel free to contact me.

Heather Thomson

Ortuno, Arturo

From: Seibert, Luke <LSeibert@riversideca.gov>
Sent: Monday, August 28, 2017 9:13 AM
To: Ortuno, Arturo
Cc: Darnell, Doug; Eastman, Jay; Bates, Matthew
Subject: Comments regarding TPM No. 37206, EA43041

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Ortuno,

Apologies for the lateness of this response, and thank you for providing the City of Riverside the opportunity to review and comment on Tentative Map No. 37206, EA43041, a proposed 2-lot parcel map located on Old Fashion Way in the County of Riverside. Please note that the project site is located within the City of Riverside's Southern Sphere of Influence area (Proposed Annexation Area J) and that Riverside Public Utilities Department (RPU) provides water service to the property being subdivided. As such, RPU's Water Division has the following comments and requests the following conditions:

Comment:

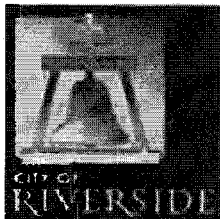
Once subdivided, the existing water service and meter will front Parcel 2 of TPM 37206. Therefore, the existing water service and meter will remain and serve Parcel 2 and a new water service and meter shall be requested and installed to serve Parcel 1.

Please contact RPU – Water at 951-826-5285 for any questions regarding water service.

Additionally, RPU – Water requests the following conditions of approval for the subdivision:

1. Prior to Map Recordation, the applicant shall pay all applicable water fees to establish water service to Parcel 1.
2. Prior to Water Service Activation, the applicant shall install a backflow preventer on all water services.

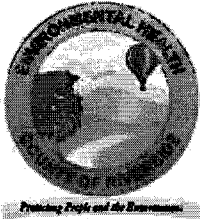
Thank you for the opportunity to review and provide feedback regarding TPM No.37206.



Luke Seibert

Associate Planner

City of Riverside | Planning Division
3900 Main Street | Third Floor | Riverside, CA 92522
Tel: 951.826.5617 | fax: 951.826.5981
Lseibert@riversideca.gov



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: 6/15/17 PARCELS/LOTS: 2
TRACT/PARCEL MAP #: 37206 ZONING: _____
APN: 136-350-008 MAP SCHEDULE: _____

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- THE City of Riverside Public Utilities WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED 10/28/16
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO _____ SEWER SYSTEM AS PER LETTER DATED _____
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, 17-13037 DATED 2/28/17 HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: _____

Existing well on parcel 2 must be destroyed properly under permit with this Department and must be kept secure until destruction. Existing pool on lot 2 must be kept free from harborage of vectors.

A Phase I Environmental Site Assessment (ESA) study may be required. Based on the information provided from the Phase I ESA, a Phase II ESA may be required. Written clearance from the Industrial Hygiene (IH) program shall be required. Please note that a noise study may be required at the discretion of IH. Please contact IH at (951)955-8980.

Christina Quintero
ENVIRONMENTAL HEALTH SPECIALIST

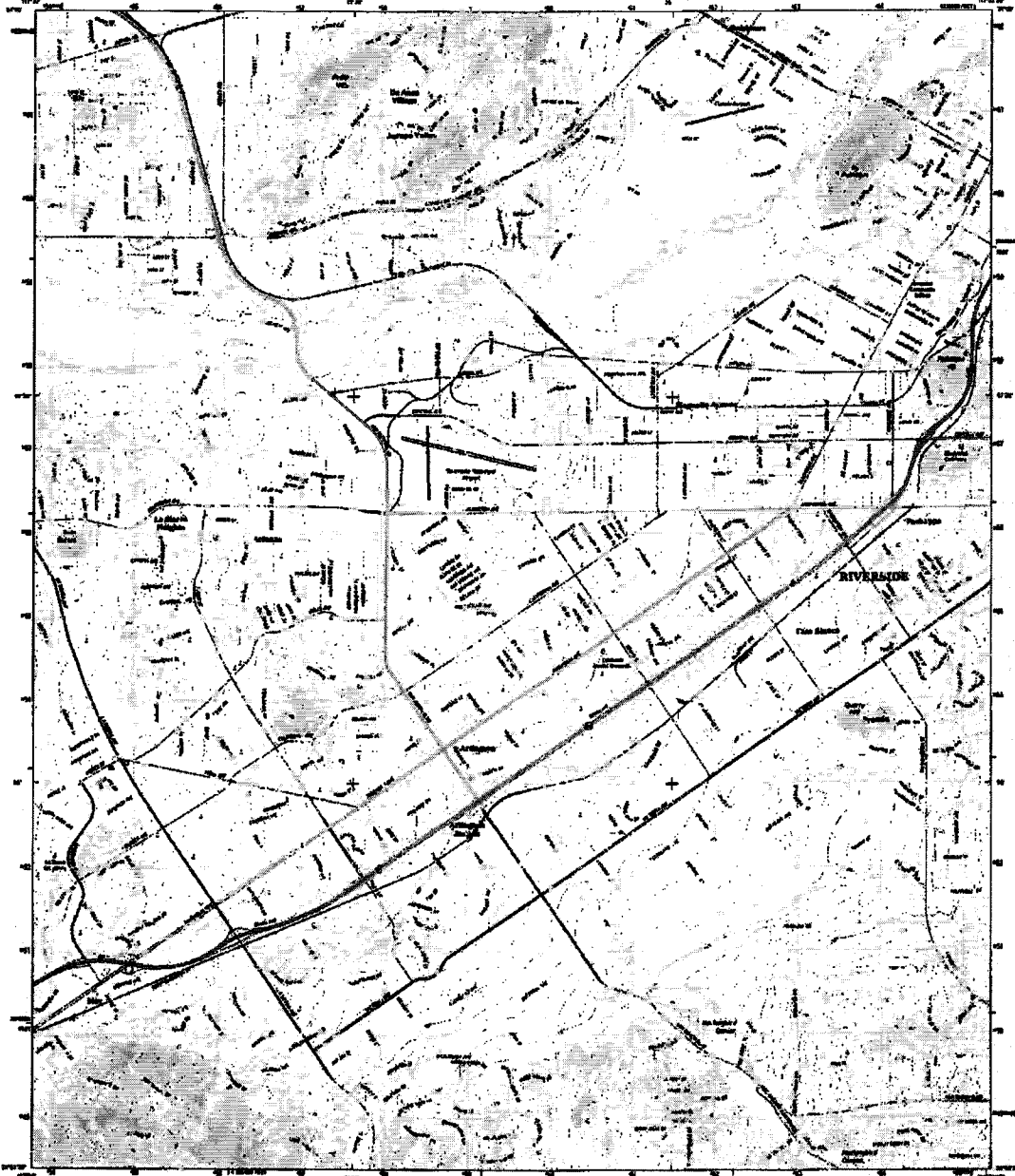
Received by: debbie@acdy.net



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

Produced for
US Topo

RIVERSIDE WEST QUADRANGLE
CALIFORNIA-RIVERSIDE CO.
1:50,000 75M
SERIES 8303



Produced by the National Wetland Inventory
Project for the U.S. Army Corps of Engineers
in cooperation with the U.S. Geological Survey
and the U.S. Fish and Wildlife Service.
This map is derived from the National Wetland
Inventory Project (NWIP) data for the
Riverside West Quadrangle, California.
The NWIP data were collected from 1983
to 1993. The map was produced in 1994.



SCALE 1:24,000
10000'
1:24,000

Symbol	Description
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]

Symbol	Description
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]
[Symbol]	[Description]

RIVERSIDE WEST, CA
398



Si CC007173

PM: 206

RIVERSIDE COUNTY EA 43041

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE

Original Case No. Parcel Map 37206

REVISED MAP

Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Joseph Kincaid

Contact Person: Joseph Kincaid E-Mail: Joe@Kincaiddevelopment.com

Mailing Address: 17404 Dauby Court
Riverside Ca ^{Street} 92508
_{City State ZIP}

Daytime Phone No: (909) 816-2815 Fax No: () _____

Engineer/Representative Name: Bruce Hunsaker / Hunsaker Land Surveying

Contact Person: _____ E-Mail: bruce@hunsakerls.com

Mailing Address: P.O. Box 4359
Costa Mesa Ca ^{Street} 92628
_{City State ZIP}

Daytime Phone No: (949) 243-4645 Fax No: () _____

Property Owner Name: Joseph Kincaid

Contact Person: Joseph Kincaid E-Mail: Joe@Kincaiddevelopment.com

Mailing Address: 17404 Dauby Ct Riverside Ca 92508

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Riverside ^{City} Ca ^{State} 92503 ^{ZIP}

Daytime Phone No: (909) 816-2815 Fax No: ()

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Joe Kincaid
PRINTED NAME OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)
SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 136 - 350 - 008

Approximate Gross Acreage: 1.12 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Old Fashion Way, South of Victoria, East of Old fashion Way West of La Sierra.

SUBDIVISION PROPOSAL:

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

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

If yes, provide Application No(s). Tr 20612 (Lot 8)
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

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

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

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

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

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

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

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

Project File No. pm 37206
Project Name: Kincaid Property
Project Location: county of Riverside / La Sierra
Project Description: 2 parcels - 1 existing home

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

DETERMINATION: Check the box for the appropriate determination.

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

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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Joseph Kincaid

Address: 1135 Old Fashion Way Riverside Ca 92503

Phone number: 909 816 2815

Address of site (street name and number if available, and ZIP Code): 1135 Old Fashion Way

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 136-350-008

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

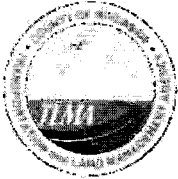
Regulatory Identification number: _____

Date of list: _____

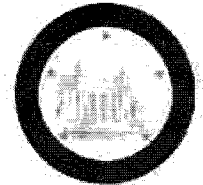
Applicant:  Date 3/22/17

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

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



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Joseph W Kincaid hereafter "Applicant" and Joseph W Kincaid "Property Owner".

Description of application/permit use:

Tentative Parcel Map 37206

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 136-350-008

Property Location or Address:
11135 Old Fashioned Way

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Joseph W Kincaid Phone No.: 909 816 2815

Firm Name: _____ Email: _____

Address: 17404 Dauby Ct
Riverside Ca 92508

3. APPLICANT INFORMATION:

Applicant Name: Joseph W Kincaid Phone No.: 909 816 2815

Firm Name: _____ Email: _____

Address (if different from property owner)
Same

4. SIGNATURES:

Signature of Applicant: Joe Kincaid Date: 7-6-17

Print Name and Title: _____

Signature of Property Owner: Joe Kincaid Date: 7-6-17

Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Date Submitted: 8/21/17

Supervisorial District: 1st

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

<u>Application Number(s):</u>	<u>Date Filed:</u>	<u>Application Number(s):</u>	<u>Date Filed:</u>
<u>Pm 37206</u>	<u>7/11/17</u>		

Assessor Parcel Number(s):

136 - 350 - 008

The property is owned by:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Sole Ownership | <input type="checkbox"/> Limited Liability Company (LLC) |
| <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Corporation |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Trust |

The property is leased by (if any): _____

The Lessee is the applicant: Yes No

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Provide the following documentation:

- A Preliminary Title Report issued by a title company licensed to business in the State of California dated less than 30 days prior to the date of submittal of this application.
- Documentation proving who has authority to sign the agreement, such as:
 - If Limited Liability Company: Please provide the Operating Agreement;
 - If Corporation: Please provide Articles of Incorporation and corporate resolution re: authority to execute agreements on behalf of the corporation;
 - If Partnership: Please provide either an LP1 or LP5 document, filed with the Secretary of State, and partnership agreement;
 - If Trust: Please provide a certified abstract of the trust.
- For out of State legal entities, please provide document showing registration with the California Secretary of State.

Property Owner Name: Joseph W Kincaid

Contact Person: Debbie Melon E-Mail: debbie@acdy.net

Mailing Address: 16895 Evening Star
Riverside Ca 92504
City State ZIP

Daytime Phone No: (951) 818 5914 Fax No: ()

Lessee/Applicant Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () _____ Fax No: () _____

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

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Additional Parties to be notified:

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

NOTES:

- 1) Applications must include all of the information requested information and documents.
- 2) Incomplete applications will not be accepted.
- 3) Additional information may be required after the initial application submittal and County review.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement Information.docx
Created: 8/28/2015 Revised: 12/21/2016

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Joseph W. Kincaid and Amy L. Kincaid ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 136-350-008 ("PROPERTY"); and,

WHEREAS, on July 11, 2017, PROPERTY OWNER filed an application for Parcel Map No. 37206 ("PROJECT"); and,

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

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

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

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

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

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

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

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

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

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

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

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

PROPERTY OWNER:
Joseph & Amy Kincaid
16895 Evening Star
Riverside, CA 92506

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

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

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

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

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

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

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

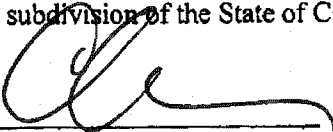
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.


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

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

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

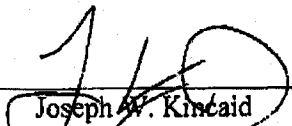
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

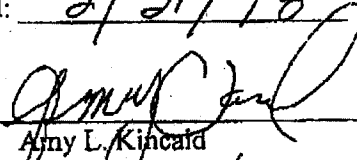
FORM APPROVED COUNTY COUNSEL
BY:  3/7/18
MELISSA R. CUSHMAN DATE

Dated: 3/12/18

PROPERTY OWNER:
Joseph W. Kincaid and Amy L. Kincaid

By: 
Joseph W. Kincaid

Dated: 2/21/18

By: 
Amy L. Kincaid

Dated: 2/21/18

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. 37206 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15315 (Class 15, Minor Land Divisions) – EA43041 – Applicant: Joseph Kincaid – Engineer/Representative: Hunsaker Land Surveying – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Zoning: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Old Fashion Way, southerly of Victoria Avenue, easterly of Old Fashion Way, and westerly of La Sierra Avenue – 1.12 Gross Acres – Zoning: Residential Agricultural (R-A) – **REQUEST**: Schedule "G" Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres.

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 Gabriel Villalobos at (951) 955-6184 or email at gvillalo@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: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 30, 2017,

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

APN (s) or case numbers PM37206 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

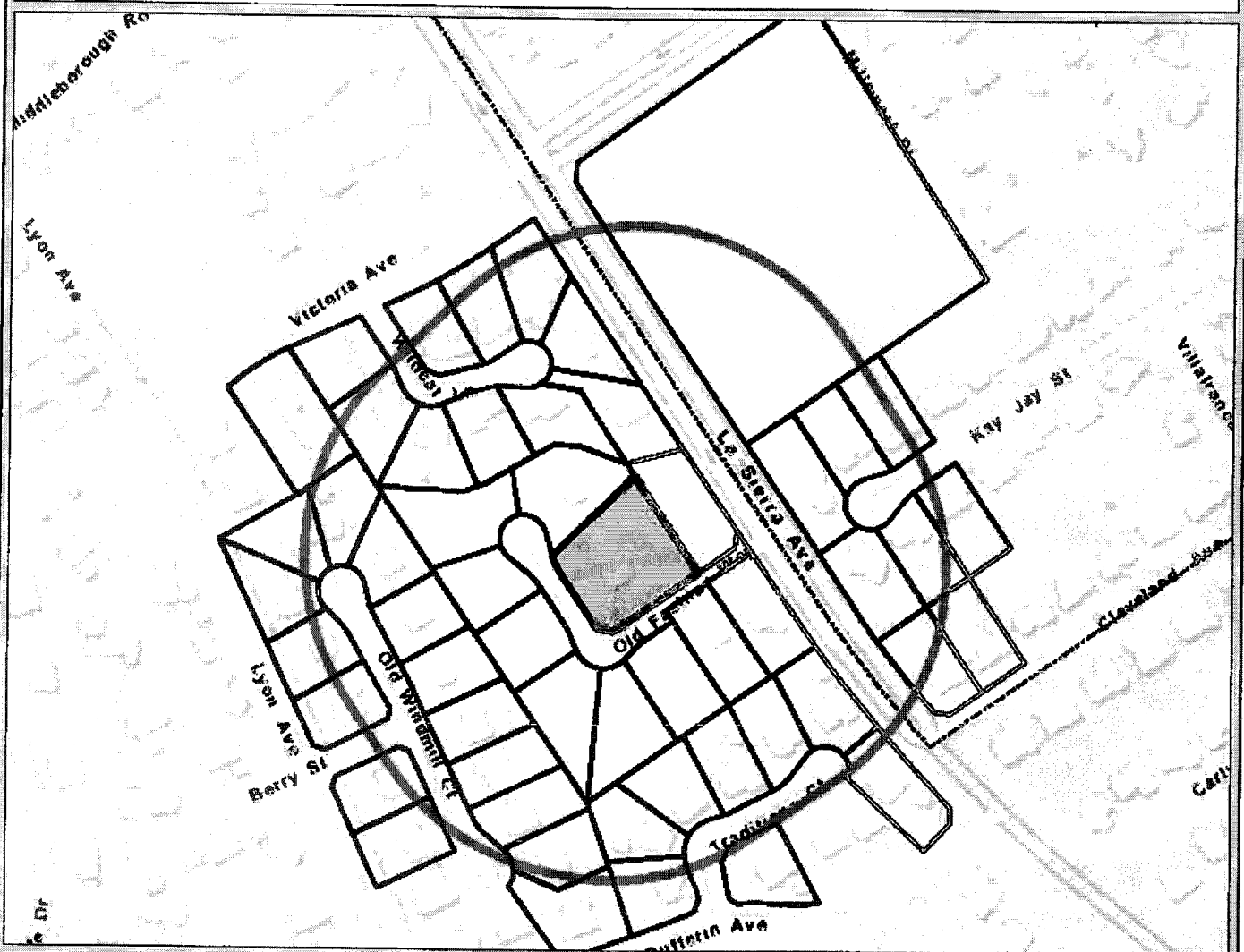
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PM37206 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 11/30/2017 2:04:45 PM

© Riverside County RCIT

136350008
JOSEPH W KINCAID
AMY L KINCAID
17404 DAUBY ST
RIVERSIDE CA 92508

136350010
WIRT A SHELLMAN
6018 ANDALUSIA AVE
RIVERSIDE CA 92509

136350003
TON T LE
16868 HIDDEN TRAILS LN
RIVERSIDE CA 92503

136350014
SAMIHA O ZAGHLOUL
SUZI ZAGHLOUL
C/O NO 104 162
3380 LA SIERRA AVE
RIVERSIDE CA 92503

136171013
LINDA MARIE AMMERAAL
11066 KAYJAY ST
RIVERSIDE CA. 92503

136360006
ARMANDO GARZA
CONNIE GARZA
2557 OLD WINDMILL CT
RIVERSIDE CA. 92503

136350023
DAVINDER SINGH TALWAR
BALJINDER KAUR
11189 TRADITIONS CT
RIVERSIDE CA. 92503

136380007
GENOVEVA IBARRA
2581 OLD WINDMILL CT
RIVERSIDE CA. 92503

136360015
HUAN N TRAN
NGUYET NGUYEN
3856 HOGAN DR
YORBA LINDA CA 92886

136360005
MICHAEL BEN MORIMOTO
FRANCES SANDRA MORIMOTO
2533 OLD WINDMILL CT
RIVERSIDE CA. 92503

136360016
SAM T WARD
DOROTHY M WARD
2586 OLD WINDMILL CT
RIVERSIDE CA. 92503

136360013
NEIL ANTHONY DEANDRADE
DENISE ALLISON DEANDRADE
2658 OLD WINDMILL CT
RIVERSIDE CA. 92503

136181002
FRANKLIN D GBENEDIO
ELSIE R GBENEDIO
2640 WILDCAT LN
RIVERSIDE CA. 92503

136171017
JAVIER RAMIREZ
11081 KAYJAY ST
RIVERSIDE CA. 92503

136181005
STEPHEN CARL POLLITT
2570 WILDCAT LN
RIVERSIDE CA. 92503

136360022
KEOHANE MEGAN LIVING TRUST
C/O C/O MEGAN KEOHANE
11280 VICTORIA AVE
RIVERSIDE CA. 92503

136171018
WISSAM S FANGARY
ANGELA FANGARY
11067 KAYJAY ST
RIVERSIDE CA. 92503

136181008
MANUEL ALBERT RODRIGUEZ
SUSAN LESLIE RODRIGUEZ
2551 WILDCAT LN
RIVERSIDE CA. 92503

136181010
SCOTT CHRISTEN
CINDY CHRISTEN
2591 WILDCAT LN
RIVERSIDE CA. 92503

136181009
ERIC PETERSON
ROSE PETERSON
2571 WILDCAT LN
RIVERSIDE CA. 92503

136181007
BILL S TOLTON
LORRI L TOLTON
2531 WILDCAT LN
RIVERSIDE CA. 92503

136181004
JAY BADGLEY
NANCY A BADGLEY
2590 WILDCAT LN
RIVERSIDE CA. 92503

136350007
KYLE HULL
LAURA HULL
11130 OLD FASHION WAY
RIVERSIDE CA 92503

136171014
BRIAN H MENDOZA
INDIRA MENDOZA
11080 KAYJAY ST
RIVERSIDE CA. 92503

136181003
JONATHAN L CONTEH
2620 WILDCAT LN
RIVERSIDE CA. 92503

136360009
ARTURO TORRES SEGOVIA
VIOLETA SANTOS SEGOVIA
2629 OLD WINDMILL CT
RIVERSIDE CA. 92503

136350021
JAVIER FUENTES
11149 TRADITIONS CT
RIVERSIDE CA. 92503

136350025
TIMOTHY M CLEMENTE
11168 OLD FASHION WAY
RIVERSIDE CA 92503

136350012
ROUSE BETTY L REV INTERVIVOS TR
C/O C/O BRUCE ANDERSON
3641 FARNHAM PL
RIVERSIDE CA. 92503

136350026
PAUL PRIMERANO
KELLY PRIMERANO
11172 OLD FASHION WAY
RIVERSIDE CA. 92503

136360004
MARTIN E SCHLUSSELBERG
2509 OLD WINDMILL CT
RIVERSIDE CA. 92503

136360003
GARY L MCGOVERN
LORRAINE C MCGOVERN
2485 OLD WINDMILL CT
RIVERSIDE CA. 92503

136350002
SCOTT C FULKERSON
LORRAINE A FULKERSON
3380 LA SIERRA AVE 104223
RIVERSIDE CA 92503

136350018
ANDREW MAJOR SMITH
JOYCELYN ETTA SMITH
11119 TRADITIONS CT
RIVERSIDE CA. 92503

136350001
DAVID M BLEVINS
KRISTIE R BLEVINS
11130 OLD FASHION WAY
RIVERSIDE CA. 92503

136220016
LA SIERRA VICTORA DEV
19215 WILD MUSTANG CT
APPLE VALLEY CA 92307

136171002
LIVIA C DESOUZA
11079 CLEVELAND AVE
RIVERSIDE CA. 92503

136360002
BECHTEL B & A FAMILY LIVING TRUST
2461 OLD WINDMILL CT
RIVERSIDE CA. 92503

136360017
CHAD W HARMON
JOANNE HARMON
2538 OLD WINDMILL CT
RIVERSIDE CA. 92503

136171001
INOCENCIO PENARANDA
MERCEDES PENARANDA
11093 CLEVELAND AVE
RIVERSIDE CA. 92503

136360008
QUANYANG LIU
2605 OLD WINDMILL CT
RIVERSIDE CA. 92503

136181001
MANUEL S GARCIA
LUZ M GARCIA
2660 WILDCAT LN
RIVERSIDE CA. 92503

136181006
CHERYL K WILLIAMS
2550 WILDCAT LN
RIVERSIDE CA. 92503

136350019
JAMES THOMAS WRIGHT
MARIA OLGA WRIGHT
11129 TRADITIONS CT
RIVERSIDE CA. 92503

136350020
DUNG N LE
THUY TRINH CHAU
11139 TRADITIONS CT
RIVERSIDE CA. 92503

136350022
WALTER R JENKINS
LAURIE D JENKINS
11159 TRADITIONS CT
RIVERSIDE CA. 92503

136360018
MARGARITA MENDOZA
2514 OLD WINDMILL CT
RIVERSIDE CA. 92503

136171015
ARTURO ADONAISE MONTOYA
11094 KAYJAY ST
RIVERSIDE CA. 92503

136360010
TAO JIN
HAIHONG XU
2653 OLD WINDMILL CT
RIVERSIDE CA. 92503

136350017
O SUK KIM
11114 TRADITIONS CT
RIVERSIDE CA. 92503

136350009
JASON R SHBAITA
1840 MADERA CIR
CORONA CA 92879

136350004
JIMMY J BULLARD
HEATHER M BULLARD
11160 OLD FASHION WAY
RIVERSIDE CA. 92503

136360014
BANK OF NEW YORK MELLON
C/O C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

136171016
TRAM NGOC LE
11095 KAYJAY ST
RIVERSIDE CA. 92503

136350011
EDDY WASOWSKI
PAMELA WASOWSKI
11110 OLD FASHION WAY
RIVERSIDE CA. 92503

Applicant:

Joseph Kincaid
17404 Dauby Ct
Riverside, CA 92508

Non-County Agencies:

City of Riverside
3900 Main Street, 3rd Floor
Riverside, CA 92522

Applicant:

Joseph Kincaid
17404 Dauby Ct
Riverside, CA 92508

City of Riverside
3900 Main Street, 3rd Floor
Riverside, CA 92522

Engineer:

Hunsaker Land Surveying
P.O. Box 4359
Costa Mesa, CA 92628

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Engineer:

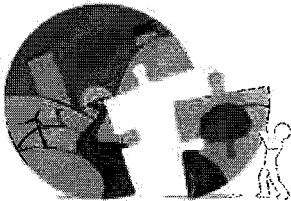
Hunsaker Land Surveying
P.O. Box 4359
Costa Mesa, CA 92628

Owner:

Joseph Kincaid
17404 Dauby Ct
Riverside, CA 92508

Owner:

Joseph Kincaid
17404 Dauby Ct
Riverside, CA 92508



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044
 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
 P. O. Box 1409
 Riverside, CA 92502-1409

38686 El Cerrito Road
 Palm Desert, CA 92201

Project Title/Case No.: PM37206/EA43041

Project Location: North of Old Fashion Way, South of Victoria Avenue, East of Old Fashion Way, West of La Sierra Avenue

Project Description: Schedule "G" Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Joseph Kincaid, 17404 Dauby Ct, Riverside, CA 92508

Exempt Status: (Check one)

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

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

Gabriel Villalobos 951-955-6184
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

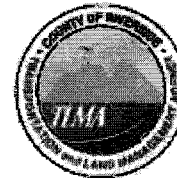
Please charge deposit fee case#: ZEA No. 43041 ZCFG No. 6414 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06414)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Joseph and Amy Kincaid

**County of Riverside
Trans. & Land Management Agency**

1704 Dauby Ct
Riverside, Ca 92508



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06414	07/11/2017	07/11/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06414	0452 - CF&G TRUST: RECORD FEES	\$50.00
11135 Old Fashion Way Riverside, SUB TOTAL		\$50.00

TOTAL \$50.00

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211



**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.

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.

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.

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.

3.4 **TENTATIVE PARCEL MAP NO. 37206 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15315 (Class 15, Minor Land Divisions) – EA43041 – Applicant: Joseph Kincaid – Engineer/Representative: Hunsaker Land Surveying – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Zoning: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Old Fashion Way, southerly of Victoria Avenue, easterly of Old Fashion Way, and westerly of La Sierra Avenue – 1.12 Gross Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** Schedule “G” Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

Staff Report Recommendation:

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

APPROVE Tentative Parcel Map No. 37206.

Staff's Recommendation:

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

APPROVE Tentative Parcel Map No. 37206.

Planning Director's Actions:

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

APPROVE Tentative Parcel Map No. 37206, subject to the conditions of approval.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS: