

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



**ITEM: 1.2
(ID # 11640)**

MEETING DATE:

Tuesday, January 14, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE HEARING OFFICER'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37463 – CEQA EXEMPT – Applicant: Wayne and Carla Hardin - Engineer/Rep: Action Surveys/Gabriel D. Ybarra – 1st Supervisorial District – Gavilan Hills District – Lake Matthews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) – 10 Acres – Location: North of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place – Zoning: Residential Agriculture, 2½ acre lot minimum (R-A-2½) - REQUEST: Tentative Parcel Map for Schedule "H" subdivision of 10 gross acres into two single-family residential lots. APNs: 321-400-024. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Director's Hearing Notice of Decision for the above referenced case acted on by the Hearing Officer on December 23, 2019.

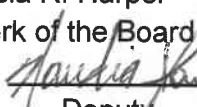
ACTION:Consent

Charissa Leach, Assistant TLMA Director 1/6/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Washington, Perez and Hewitt
Nays: None
Absent: Spiegel
Date: January 14, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

**The Planning Department recommended Approval; and,
THE HEARING OFFICER:**

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

APPROVED TENTATIVE PARCEL MAP NO. 37463, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The applicant is proposing a Schedule "H" subdivision to subdivide 10 acres into two (2) residential parcels. Parcel one will be 5 acres and parcel two will be 5 acres. The project site is located north of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place.

Ordinance 460, Section 6.5.C.2 identifies the approval procedures for a residential Parcel Map. This section requires that a notice of the proposed project be mailed to property owners within 300 feet of the subject site and advertised in a local newspaper. The purpose of this public notice is to allow the opportunity for the general public to request a public hearing on the proposed project prior to the Hearing Officer's action. In this case, a 10-day notice of the proposed project was mailed to all property owners within 600 feet of the subject site on October 16, 2019. In addition, on October 19, 2019, this notice was advertised in the Press Enterprise Newspaper. No requests for a public hearing were made to the Planning Department, therefore allowing the Hearing Officer to take action on the proposed project.

On December 23, 2019, the Hearing Officer determined the project to be exempt from the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions) and approved Tentative Parcel Map No. 37463, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

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

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 Projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA.

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

- A. **PLANNING DIRECTOR'S APPROVAL LETTER**
- B. **DIRECTOR'S HEARING STAFF REPORT**



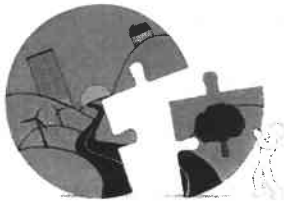
Jason Farin, Senior Management Analyst

1/8/2020



Gregory F. Priamos, Director County Counsel

1/6/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

December 23, 2019

Applicant: Action Surveys
C/O – Gabriel D. Ybarra
1045 Main Street, Suite 102
Riverside, CA 92501

Owners: Wayne and Carla Hardin
21650 Juniper Road
Perris, CA 92570

FROM: Travis Engelking, Project Planner
Riverside County Planning Department

RE: Tentative Parcel Map No. 37463 (TPM37463), APN: 321-400-024, BBID: 422-392-140

Project Description: Request for a review of a Tentative Parcel Map for a Schedule "H" subdivision of a 10 gross acres lot into two single-family residential lots.

Project Location: North of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place.

On December 23, 2019, the **Riverside County Planning Department** approved the above referenced case. The Tentative Parcel Map will now proceed to the Board of Supervisors for Receive & File on their consent calendar. Once that action has been taken, A 10 day appeal letter will be sent to your attention. As indicated above, the Board's action initiates a ten (10) day appeal period during which an applicant or any interested person may file an appeal.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director


Travis Engelking, Urban Regional Planner II

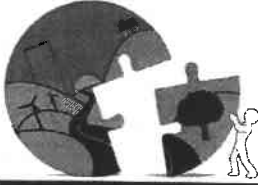
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

JAN 14 2020

1.2




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Director's Hearing: 10 Day Optional Notice of Public Hearing

PROPOSED PROJECT

Case Number(s):	Tentative Parcel Map No. 37463	Applicant(s):	Action Surveys
CEQA Exempt	Categorical Exemption No. 15315		
Area Plan:	Lake Mathews/Woodcrest	Representative(s):	Gabriel D. Ybarra
Zoning Area/District:	Gavilan Hills Area		
Supervisory District:	First District		
Project Planner:	Travis Engelking		
Project APN(s):	321-400-024		


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37463 (TPM37463) is a Schedule "H" subdivision of one 10 gross acre parcel into two, 5 acre single-family residential lots.

The subject site is located north of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place

TPM37463 is a requested entitlement and considered the "Project".

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 (Minor Land Divisions) based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE TENTATIVE PARCEL MAP No. 37463, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Rural (R)
Existing General Plan Land Use Designation:	Rural Residential (RR)
Policy / Overlay Area:	N/A

JAN 14 2020

1-2

Surrounding General Plan Land Uses	
North:	Rural Residential (RR)
East:	Rural Residential (RR)
South:	Rural Residential (RR)
West:	Rural Residential (RR)
Existing Zoning Classification: Residential Agricultural 2 ½ (RA 2 ½)	
Surrounding Zoning Classifications	
North:	Residential Agricultural, 2 ½ Minimum (R-A-2 ½)
East:	Residential Agricultural, 2 ½ Minimum (R-A-2 ½)
South:	Residential Agricultural, 2 ½ Minimum (R-A-2 ½)
West:	Residential Agricultural, 2 ½ Minimum (R-A-2 ½)
Existing Use: One-family Residential	
Surrounding Uses	
North:	Vacant Parcel
South:	One-family Residential
East:	One-family Residential
West:	One-family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10 acres gross	5 acres per parcel
Existing Building Area (SQFT):	3,980 square foot Single Family Dwelling	N/A
Existing Building Area (SQFT):	4,822 square foot Single Family Dwelling	N/A
Existing Building Area (SQFT):	3,456 square foot Barn	N/A
Proposed Minimum Lot Size:	5 acres	5 acres
Map Schedule:	H	

Note: No construction is proposed as part of the Project.

Located Within:

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

Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell Group M – Cell Number 2740
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics:

The Project site is currently improved with a 3,980 square foot single family residence on the site addressed built in 2002 which would remain on Parcel 1. The project site also includes a permitted 3,456 square foot barn and a 4,822 square foot residence constructed in 2019 permitted as a second unit. The 4,822 square foot second unit would be re-classified and become the primary dwelling on Parcel 2 as part of the proposed subdivision. The Project proposes to subdivide the existing parcel into two new parcels ranging in size of 5.0 gross acres minimum. Parcel 1 is proposed to be orientated towards Juniper Rd and Parcel 2 is oriented towards Fletcher Place. Both Parcel 1 and Parcel 2 would have frontage on Clarissa Rd. The subject site is generally flat, no construction is proposed beyond what is previously permitted.

Zoning/Development Standards:

No construction is proposed as part of the project beyond what has been previously permitted. However, the applicant has demonstrated the general location/footprint of development on each parcel in order to show compliance with the applicable development standards of Ordinance No. 348, specifically the R-A-2 ½ Zone Classification.

The Schedule "H" Tentative Parcel Map is a land division in the unincorporated area of the County of Riverside and is subject to all the applicable provisions of the Subdivision Map Act and Ordinance No. 460. The Project is in compliance with the following standards:

- **Lot Size:** The minimum lot size for R-A-2 ½ Zone Classification is 2 ½ acres. The Project proposes to subdivide one 10 acre parcel into two 5 acre gross parcels. The minimum average lot width for the R-A-2 ½ Zone Classification is 100 feet, and the minimum average lot depth is 150 feet. The project's shortest lot width proposed is approximately 228 feet, and shortest lot depth of approximately 613 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

When lots are greater than 18,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes lot widths ranging from approximately 228 feet to 282 feet, and lot depths ranging from approximately 613 feet to 665 feet, which is generally results in a lot depth 2.68 to two times the lot width. Therefore, as proposed, the Project is compliance with the lot width to depth ratio.

- **Schedule "H" Parcel Map Division:** Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule "H" parcel map division. The Project has conditioned and required to comply with all applicable standards of Ordinance No. 460, and therefore will be in compliance with this Ordinance.

General Plan:

The Project site has a General Foundation of Rural, and a land use designation of Rural Residential (RR). The Rural Residential land use designation allows a single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The density range is from 1 dwelling unit

per five acres. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into two single-family residential lots. Each lot would be five (5) gross acres and support one single family residence, thus within the density range for the RR land use designation. Each single-family residence will be served by the Western Municipal Water District. Therefore, the proposed map is consistent with General Plan.

Tentative Parcel Map No. 37463 was submitted to the County of Riverside on March 16, 2018.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed Schedule "H" subdivision map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA pursuant to Article 19, Section 15315, Minor Land Divisions). This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The Project is zoned residential and would subdivide one parcel into two parcels in conformance with the General Plan. The Project does not propose any change of zone or variance, and all local standards and services are available to the proposed parcels. The parcel was not involved in the division of a larger parcel within the last 2 years and the parcel does not have an average slope greater than 20 percent. Therefore, this Project would be consistent with this CEQA exemption.

Section 15387 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area." For this project, the County has determined that the Project meets this minimum criteria as described in more detail in the findings and conclusions of this report, and therefore, the Project would be consistent with CEQA.

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 proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County.*

- a. **General Plan.** The project site has a General Foundation of Rural, and a land use designation of Rural Residential (RR). The Rural Residential land use designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The density range is from 1 dwelling unit per five acres. The proposed map is consistent with the General Plan as

it will subdivide an existing ten acre parcel into two five acre single-family residential lots. Each single-family residence will be served by the Western Municipal Water District. Therefore, the proposed map is consistent with General Plan.

- b. **Community/Specific Plan.** The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan.
- c. **Subdivision Map Act/California Environmental Quality Act (State Law).** The proposed map is in compliance with all applicable California Law, specifically the Subdivision Map Act and the California Environmental Quality Act (CEQA).

- i. **Subdivision Map Act.** The proposed map was prepared by Gabriel D. Ybarra, California Licensed Land Surveyor #4343, under the guidelines of the Subdivision Map Act

The criteria that must be met to qualify for the Minor Land Divisions Exemption as follows:

- a. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to the City of Perris, which has a density of 1,153 persons per square mile, the project site is located within 31.5 square miles of urbanized area. Therefore, the proposed project meets this requirement.

- b. The project site must be zoned residential, commercial or industrial. The subject is located within the R-A-2 1/2 zone classification that allows for single-family dwelling units as a permitted by right use. Therefore, the proposed project meets this requirement.

- c. The land division must be for four or fewer parcels. The proposed map will subdivide an approximate ten acre size parcel into two parcels of five gross acres, intended for development of single-family dwelling units. Therefore, the proposed project meets this requirement.

- d. The land division must be in conformance with the General Plan and zoning. The proposed project land use designation is Rural Residential, with a 5 acre minimum. The zoning classification is Residential Agricultural, 2 1/2 minimum. The project meets the minimum requirements and standards of both the General Plan and Zoning Ordinance, therefore meeting this criteria.

- e. No Variances or exceptions can be part of this land division. The applicant is not requesting a variance or exception for the proposed project. Therefore, the proposed project meets this requirement.

- f. All services and access must be available to the project site. The project site will take direct access from Juniper Rd. and Carissa Rd. All utilities can be provided to the site. Each parcel would have their own septic system, which is common for this area. Therefore, the proposed project meets this requirement.

g. The project site is not involved in a division of a larger parcel in the previous two years. No previous land division for this property has occurred in the last two years. Therefore, the proposed project meets this requirement.

h. The project site does not have an average slope greater than 20 percent. The subject site is largely flat, with the lowest elevation found in the southeast corner of the site at 2,110 feet above sea level to the highest point on the northeast corner of the site at an elevation of 2,150 feet above sea level, resulting in an average cross slope of approximately three percent. Therefore, the proposed project meets this requirement.

2. The project site has a Zoning Classification of Residential Agricultural (R-A-2 ½), which is consistent with the Riverside County General Plan. Tentative Parcel Map No. 37463 proposed to subdivide approximately 10 acres into two parcels and will comply with the development standards of Ordinance No. 348, specifically the R-A-2 ½ zoning classification based on the following:

i. The design of the tentative parcel map is in compliance with the development standards of the R-A-2 ½ zoning classification:

a. The existing Zoning Classification for the subject site is Residential Agricultural 2 ½, acre lot minimum (R-A-2 1/2). Single family residences are permitted in the R-A-2 1/2 Zoning Classification. The development standards for this zoning classification requires a minimum lot width of 100 feet, minimum lot depth of 150 feet, 20 foot front yard setback, 10 foot rear setback 5 foot side yard setback, and a building height of 40 feet.

As proposed, each parcel has a width range from 228 feet to 282 feet and a lot depth range from 613 feet to 665 feet. The existing location of the single family residences are in compliance with the standards as they relate to setbacks, site layouts, and height, as described in the development standards of the R-A-2 1/2 Zoning Classification and all other applicable provisions of Ordinance No. 348. Therefore, the proposed project meets this requirement.

ii. Tentative Parcel Map No. 37463 will comply with Ordinance 460 based on the following:

a. The design of the tentative parcel map is consistent with the General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster a variety and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed map will comply with General Plan by providing one-acre single-family residences that comply with the minimum density, and the overlay intent of the principal of the General Plan. The project site is not located within a Specific Plan. Therefore, the proposed project meets this requirement.

3. The site of the proposed land division is physically suitable for the type and density of development. The site is physically suitable for the type and density of the proposed residential development in that the project site is located in an area that is comprised of single-family residential uses, has access readily available from Juniper Road, Fletcher Place, and Carissa Road and has no environmental constraints that prohibits the proposed residential development. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.

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. The Project does not propose any construction or grading at this time, beyond what was previously approved. The Project is consistent with all applicable County of Riverside Ordinances. The project site is located within Criteria Cell **2740** of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP), and has gone through the Habitat Assessment and Negation Strategy No. HAN180004 which determined the project consistent with the WRMSHCP on June 5th, 2019. This project fulfills the plan requirements of the Multi-Species Habitat Conservation Plan. Therefore no impacts to fish or wildlife habitat is anticipated.

5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. The design of proposed land division is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site. The project site is not located in a Fault Zone. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Clarissa Rd., Fletcher Rd., or Juniper Rd. Therefore, the project and the required improvements will not be likely to cause serious public health problems.

6. Tentative Parcel Map No. 37463 is consistent with Section 10.13 (Schedule "H" Subdivision) of Ordinance No. 460 based on the following:

a. Street Improvements – Parcels no less than 5 acres in gross area, no street improvements are required as located within Ord. 348, Section 10.13 A. (2). Centerline study profile of the map street dedications shall be submitted to the Transportation Department for review and approval. The design of the proposed land division indicates each new parcel created will be a minimum of 5 gross acres. Therefore, the project will not require street improvements.

b. Street Maintenance – If the streets are to be accepted for maintenance by the county, improvements shall be consistent as indicated in Ordinance 460, Section 10.13 A. (2) b. 1) and 2). The design of the proposed land division does not indicate streets are to be accepted for maintenance at this time. Therefore, the proposed project meets this requirement.

c. Domestic Water – A SAN-53 letter from the applicant states that the WMWD has agreed in writing to furnish domestic water to each and every lot within this subdivision as per letter dated February 9, 2018. With the provisions of Ordinance No. 460, 10.13 C, this requirement will be met.

d. Fire Protection Facilities – Fire Department emergency vehicle apparatus access road locations and designs will be in accordance with California Fire Code, Riverside County Ordinance No. 460/787, and Riverside County Fire Development Standards. Plans will be conditioned to be submitted to the Fire Department for review and approval prior to the issuance of any building permit. Fire Department water system(s) for fire project will be provided in accordance with the

California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans will be conditioned to be submitted to the Fire Department for review and approval prior to building permit issuance. With these conditions of approval and the adherence to these requirements, this requirement will be met. (See condition item: General - 015-Fire).

e. **Electrical and Communication Facilities.** – The proposed project does not include any electrical or communication facilities. Therefore, this improvement is not applicable to the Project at hand.

f. **Sewage Disposal** – The project has been conditioned to submit a detailed soils percolation report and detailed plans of the proposed subsurface sewage disposal system to the Health Department prior to the issuance of building permits. On-site septic systems must be approved advanced treatments units with nitrate reductions in accordance with Riverside County Ordinance No. 871. With these conditions of approval and the requirements of applicable Riverside County Ordinances, this standard will be met. (See condition item: Percolation Report – 080 – E Health).

g. **Agricultural Land** - The proposed project is not located within an agricultural preserve, or on land that has been designated for agricultural use Therefore the proposed project is not applicable to Ordinance No. 460 Section 10.13 E.

h. **Exceptions** – The project site is not located within a community service district; therefore, the project is not applicable to Ordinance No. 460 Section 10.13 F.

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. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.

8. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of R-A-2 1/2. The minimum lot size for R-A-2 1/2 Zone Classification is 2 1/2 acres, or 108,900 square feet. The Project proposed to subdivide 10 acres into two parcels of 5.0 gross acres. The minimum average lot width for the R-A-2 1/2 Zone Classification is 100, and the minimum average lot depth is 150 feet. The project's smallest lot width proposed is approximately 228 feet, and project's smallest lot depth proposed is 613 approximately feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

When lots are greater than 18,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes lot widths ranging from approximately 228 feet to 282 feet, and lot depths ranging from approximately 613 feet to 665 feet, which is generally results in a lot depth 2.68 to two times the lot width. Therefore, as proposed, the Project is compliance with the lot width to depth ratio.

Other Findings:

1. The project site is located within Criteria Cell 2740 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP), and has gone through the Habitat Assessment and Negation Strategy No. HAN180004 which determined the project consistent with the WRMSHCP on June 5th, 2019. This project fulfills the plan requirements of the Multi-Species Habitat Conservation Plan.

2. The project site is not located within a City Spheres of Influence.
3. The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on August 27, 2018. Within Compatibility Zone E of this Airport Land Use Plan, residential density is not restricted.

On September 20, 2018, The Riverside County Airport Land Use Commission Director found the project **consistent** with the 2014 March Air Reserve/Base/Inland Port Land Use Compatibility Plan, subject to the specific conditions of approval that have been incorporated into the project's conditions of approval. (See Condition Items: Airport Land Use Commission – 015 – Advisory Notification and 060 – Planning).

4. AB 52 and tribal consultation was initiated for this Project. However, the AB52 was withdrawn, since the project is to create one-family residential parcels, through a parcel map, that was determined to be exempt from CEQA
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project does not propose any construction and therefore would not conflict with the lighting standards specified within Ordinance No. 655, pursuant to Zone B.
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.
7. The proposed project has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (CEQA Section 15315. Minor Land Divisions). This section specifically applies division of property in urbanized areas zoned residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variance or exemptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. As depicted in Figure 1 of this staff report, the subject site is the lone remaining large parcel in the general vicinity. All surrounding properties are located on the previously subdivided parcels, and developed single-family residential homes.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County

Code states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met.

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

Ordinance 460, Section 6.5.C.2 identifies the approval procedures for a residential Parcel Map. Not less than 10 days prior to the date on which the decision will be made on the application, the Planning Director shall give notice of the proposed use by mail to all owners, as shown on the last equalized assessment roll as owning real property within a 300 foot radius of the exterior boundary in questions and publication once in a newspaper of general circulation in the area affected by the proposed project. No public hearing on the application for a permit issued pursuant to this section is required unless a hearing is requested by the applicant or other affected person. These notices were mailed to property owners within 600 feet of the project site on

This project was advertised in the Press Enterprise Newspaper. As of the writing of this report, Planning Staff has not received written communication/phone who indicated support/opposition to the proposed project, or a request for a public hearing.

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
TPM37463
VICINITY/POLICY AREAS**

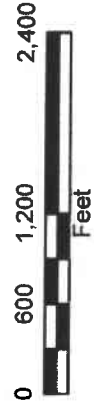
Supervisor: Jeffries
District 1

Date Drawn: 08/21/2019
Vicinity Map



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use designations for under existing zoning. For further information, please contact the Riverside County Planning Department at (760)945-2477 (Ext. 202) or Michael.Dunn@co.riverside.ca.us.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37463

EXISTING ZONING

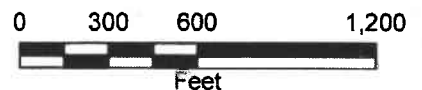
Supervisor: Jeffries
District 1

Date Drawn: 08/21/2019
Exhibit 2



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen



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

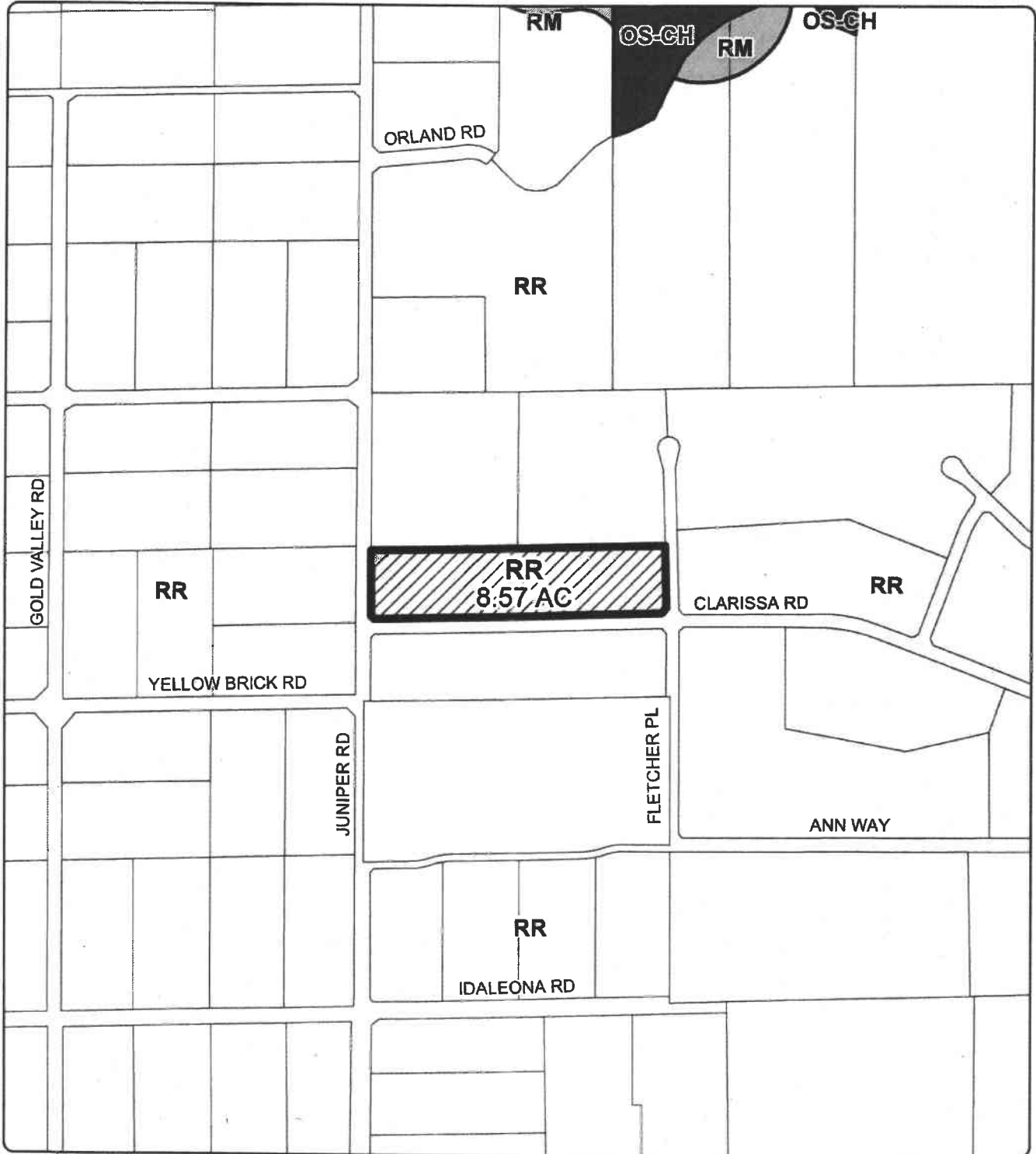
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37463

EXISTING GENERAL PLAN

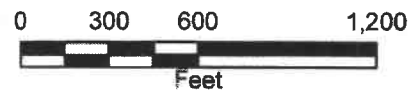
Supervisor: Jeffries
District 1

Date Drawn: 08/21/2019
Exhibit 5



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.ctf/mc.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37463

LAND USE

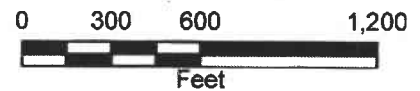
Supervisor: Jeffries
District 1

Date Drawn: 08/21/2019
Exhibit 1



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)945-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <https://planning.rcplwa.org>



THE FOLLOWING PRELIMINARY EXHIBIT CHECKLIST ITEMS ARE NOT APPLICABLE FOR THE REASON INDICATED:

- ITEM 23 - NOT IN A COUNTY SERVICE AREA
- ITEM 24 - NOT SUBJECT TO QUANTITY CONTROL
- ITEM 25 - NOT SUBJECT TO QUANTITY CONTROL
- ITEM 26 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 27 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 28 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 29 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 30 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 31 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 32 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 33 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 34 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 35 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 36 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 37 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 38 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 39 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 40 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 41 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 42 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 43 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 44 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 45 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 46 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 47 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 48 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 49 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 50 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED

DATE DATA

DATE	DATA	STATUS	REVISION

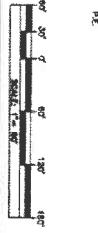


EXHIBIT NOTES

AN EXHIBIT FOR ROADS AND UTILITIES AND RIGHTS, INCORPORATED, INTERESTS IN FAVOR OF JUBERT BLAUZEL / PERRIN 7, 1911 IN BOOK 324, PAGE 298 OF THE COUNTY RECORDS RECORDED FEBRUARY 7, 1911 IN BOOK 324, PAGE 298 OF THE COUNTY RECORDS IS LOCATED IN THE AREA AND CANNOT BE LOCATED FROM THE RECORDS.

LEGEND

OUTLINE LINE
PERMANENT FLOOD
AND DIVISION



CONTINGENT PROFILE STUDY

AT THE TIME AND DATE OF THE PRESENTATION, THE PROFILE STUDY IS A PRELIMINARY STUDY AND SHOULD BE REVISITED FOR COUNTY STANDARDS AND FOR SECTION 8.

TOPOGRAPHY SOURCE

NATIONAL AERIAL PHOTOGRAPHY, INC. (NAP) 1971-1972
CALIFORNIA STATE UNIVERSITY, SAC
1971-1972
SCALE: 1" = 80'

TENTATIVE PARCEL MAP No. 37463 SCHEDULE "H"

DATE: MARCH 14, 2018

PREPARED BY:
OWNER/APPPLICANT
ACTION SURVEYING
2180 JUBERT ROAD
PERRIS, CA 92370
(951) 268-9180
(951) 268-9188 FAX
cs@actionurveying.com
www.actionurveying.com

PROPERTY ADDRESS: 2180 JUBERT ROAD, PERRIS, CA 92370

ASSESSOR'S PARCEL NO. 31-100-014

LEGAL DESCRIPTION: PARCEL 3 OF PARCEL MAP 22461 PER P.M. 164/83-81

NUMBER OF PARCELS: 2

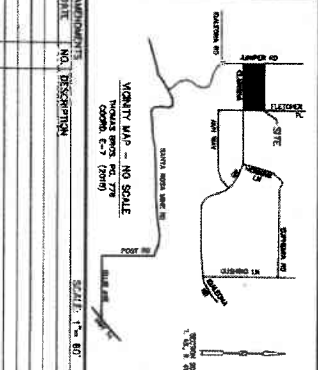
ACREAGE: 10.00 ACRES GROSS, 8.89 ACRES NET

EXISTING ZONING & LAND USE: R-A-2 1/2 RR-RURAL RESIDENTIAL

PROPOSED ZONING: R-A-2 1/2 RR-RURAL RESIDENTIAL

- UTILITIES:
- ELECTRIC - SOUTHERN CALIFORNIA EDISON
 - GAS - PROPANE
 - WATER - PRIVATE WELL
 - SEWER - MUNICIPAL SEPTIC
 - TELEPHONE - FRONTIER
 - TELEVISION - MUNICIPAL ANTENNA
 - SCHOOL DISTRICT - VAL VERDE UNITED SCHOOL DISTRICT

- 1) THE PROJECT IS NOT WITHIN A SPECIAL PLAN.
- 2) THE PROJECT IS LOCATED WITHIN CSA 152.
- 3) LOTS "A" THROUGH "I" ARE TO BE DEDICATED FOR PUBLIC USE.
- 4) THE LAND IS NOT IN A LIQUIDATION AREA. THE LAND IS NOT WITHIN A SPECIAL STUDY ZONE.
- 5) THE LAND IS IN FLOOD ZONE "X" (UNDETERMINED) PER THE INDEX MAP OF COMMUNITY PANEL NO. 080801518.
- 6) THE PROJECT IS NOT WITHIN A ROAD AND BRIDGE DISTRICT.
- 7) ALL EXISTING STRUCTURES AND EXTERIOR FINISHES ARE TO REMAIN.
- 8) THE PROPOSED PAVES AND DRIVEWAY ARE SHOWN HEREON. THE SITE'S WATER QUALITY FEATURES WILL COMPLY WITH SUBSTANTIVE PART 10 OF THE WINDERMERE COUNTY DRAINAGE AREA VILLAGE ORDINANCE.



DATE	NO. DESCRIPTION



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

Juan C. Perez
Agency Director



10/09/19, 10:59 am

TPM37463

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37463. 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 - Airport Land Use Commission

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

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

Advisory Notification. 2 AND - Project Description & Operational Limits

TPM37463 is a Schedule "H" subdivision map to subdivide one 10 gross acre parcel into two 5 acre single-family residential lots. No construction or grading is proposed as part of this map.

Advisory Notification. 3 AND - Use Expiration

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Use Expiration (cont.)

An approved or conditionally approved tentative parcel map or tentative Schedule "J" map shall expire 36 months (3 Years) after such approval unless within that period of time a final map shall have been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time. Each application shall be made to the Planning Director 30 days prior to expiration date of the tentative map and shall be accompanied by the fee set forth in Ordinance No. 671.

Advisory Notification. 4 AND - Notification Document

The following requirements are included as part of the approval for Tentative Parcel Map No. 37463 (TPM37463) and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 5 AND - Causes for Revocation

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

Advisory Notification. 6 AND - Exhibits

The development of the premises shall conform substantially with that as shown on Approved Tentative Map prepared by Inland Aerial Surveys, Inc. (Gabriel D. Ybarra)

Advisory Notification. 7 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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

{Geographically based}

 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

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

Advisory Notification. 8 AND - Hold Harmless (cont.)

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 **AND - Hold Harmless (cont.) (cont.)**

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.

E Health

E Health. 1 **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 **Water Source**

If a parcel is supplied water by an individual well, the well must be located on that property. Well sharing between properties is not approved.

Fire

Fire. 1 **Gen - Fire**

- 1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Gen - Fire (cont.)

Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

Flood. 1 Flood Hazard Report

Tentative Parcel Map (PM) 37463 is a proposal for a Schedule "H" subdivision of 10 acres into two (2) single family residential lots. The project site is located within the Lake Matthews/Woodcrest Area Plan, north of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place.

A watercourse with a drainage area of approximately 270 acres traverses the property to the south of the project site, and crosses Juniper Road south of the Juniper Road and Clarissa Road intersection as it flows west. The project site appears to be properly elevated and protected from this watercourse. Except for other nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The site is located within the bounds of the Lake Matthews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

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

Questions pertaining to the review of this project may be directed to Michael Venable at 951.955.1248 or mlvenabl@RIVCO.org

Planning-CUL

Planning-CUL. 1 IF HUMAN REMAINS FOUND

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

Planning-CUL. 2 UNANTICIPATED RESOURCES

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 UNANTICIPATED RESOURCES (cont.)

procedures shall be followed:

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

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

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

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

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

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

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Waste Resources

Waste Resources. 1 Waste - General

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

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

10/09/19
10:36

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 1

Plan: TPM37463

Parcel: 321400024

50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

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

NOTICE OF DRAINAGE FEES Notice is hereby given that this property is located in the Lake Matthews 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.

Planning

050 - Planning. 1 Airport Land Use Commission Not Satisfied

Prior to recordation of the final map, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

050 - Planning. 2 Map - Agency Clearance Not Satisfied

**Prior to Map Recordation, the land divider shall submit documentation confirming BRS1802078 (2nd Unit) has a "Final" status to the Planning Department. This unit will become NEW main dwelling for Parcel 2 after Map has been recorded.

050 - Planning. 3 Map - Mitigation Fees Not Satisfied

Prior to recordation, the land divider, or the land divider's successor, shall provide proof of payment for the following Mitigation Fees related to proposed Second Unit (BRS1802078) to become New Main Dwelling with access onto Clarissa Road, located at the eastern portion of Tentative Parcel Map No. 37463, Parcel 2.

WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan Fee Area Ordinance 810)

DIF (Development Impact Fee Area Ordinance 659)

TUMF (Transportation Uniform Mitigation Fee Ordinance 824)

prepare and submit a written report to the Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and E.A. No. ____ which must be satisfied prior to the recordation of the final map. The Planning Director may require inspection or other monitoring to ensure such compliance.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

A notarized letter of permission and/or recorded easement from the affected property owners or

10/09/19
10:36

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 2

Plan: TPM37463

Parcel: 321400024

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSON (cont.) Not Satisfied
easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

Tentative Parcel Map 37463 is located within the boundaries of the Lake Matthews Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning

060 - Planning. 1 Airport Land Use Commission Not Satisfied

Prior to issuance of building permits for any structures, the permittee shall provide to the Riverside County Department of Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

Planning-EPD

060 - Planning-EPD. 1 30-Day Preconstruction Burrowing Owl Survey - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar

Plan: TPM37463

Parcel: 321400024

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 30-Day Preconstruction Burrowing Owl Survey - EPD (cont.) Not Satisfied
 with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpononama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approve Prior to the issuance of any building permits, the biologist who carried out the 30-day pre-construction burrowing owl survey shall submit a written report for review to EPD.

Prior to issuance of a grading permit a qualified biologist shall conduct a preconstruction, presence/absence survey for burrowing owl, using an accepted protocol, and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the CVMSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist and Wildlife Agencies shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpononama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpononama@rivco.org and Valentia Lopez at vslopez@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

80. Prior To Building Permit Issuance

BS-Grade

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

Plan: TPM37463

Parcel: 321400024

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

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

080 - E Health. 2 Percolation Report Not Satisfied

A new soil percolation report consistent with the Department's technical guidance manual is required if changes occur from the current report on file dated 12/15/2017 project number 17-13282 from AM/PAC & Associates.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

Tentative Parcel Map 37463 is located within the boundaries of the Lake Matthews Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning

080 - Planning. 1 Use - Allow Underground Utilities Not Satisfied

The permittee shall submit to the Department of Building and Safety and the Planning Department a

Plan: TPM37463

Parcel: 321400024

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Use - Allow Underground Utilities (cont.) Not Satisfied
written statement from the Southern California Edison Company confirming whether or not the overhead electrical lines are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

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

090 - E Health. 2 Individual Well Final Not Satisfied

Well final inspection to be conducted to ensure compliance with site location, bacteriological standards, nitrate, fluoride and total dissolved solids.

10/09/19
10:36

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 6

Plan: TPM37463

Parcel: 321400024

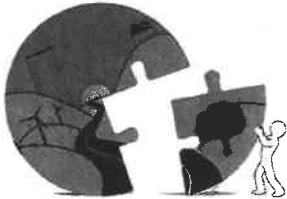
90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form and Receipts

Not Satisfied

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: September 26, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 1st District

Val Verde Unified School District
South Coast Air Quality Management District

TENTATIVE PARCEL MAP NO 37463 – Applicant: Wayne and Carla Hardin - Engineer/Rep: Action Surveys/Gabriel D. Ybarra – 1st Supervisorial District – Galvin Hills District – Lake Matthews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) – 10 Acres – Location: North of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place – Zoning: Residential Agriculture, 2 ½ acre lot minimum (R-A-2 ½) - **REQUEST:** Tentative Parcel Map for Schedule "H" subdivision of 10 gross acres into two single-family residential lots. APNs: 321-400-024. **BBID: 422-392-140**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on September 20, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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

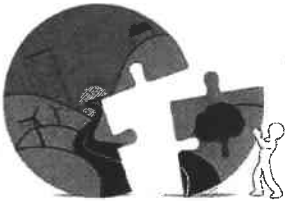
Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 20, 2018

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Jason Killebrew, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1330MA18
Related File No.: PM37463 (Tentative Parcel Map)
APN: 321-400-024

Dear Mr. Killebrew:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37463 (Tentative Parcel Map), a proposal to divide 10.0 gross (8.58 net) acres located at 21650 Juniper Road (on the northeast corner of Juniper Road and Carissa Road, extending easterly to Fletcher Place) in the unincorporated community of Lake Mathews and the Gavilan Hills Zoning District into two parcels.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 38,190 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,869.9 feet AMSL. The project site elevation is 2,145 feet AMSL, and the parcel map depicts existing buildings, although no new structures are proposed at this time. Review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division, but will be required prior to construction of new building or any other structures on the parcels. A condition has been included requiring that the permittee obtain a “Determination of No Hazard to Air Navigation” letter from the FAA OES prior to issuance of building permits for any new structures on the property.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the

AIRPORT LAND USE COMMISSION

County of Riverside applies the following recommended conditions:


1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. Prior to recordation of the final map, the landowner shall convey and have recorded an aviation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
4. The attached notice shall be provided to all potential purchasers of the property and tenants of any homes thereon.
5. No detention basins are depicted on the proposed parcel map. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.
7. Prior to issuance of building permits for any structures, the permittee shall provide to the Riverside County Department of Building and Safety a "Determination of No Hazard to

AIRPORT LAND USE COMMISSION

Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Wayne and Carla Hardin (applicant/property owner)
Gabriel Ybarra (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1330MA18\ZAP1330MA18.LTR.doc



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseno Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

September 20, 2018

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcelo

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Tuba Ebru Ozdil

Planning Specialist:
Molly E. Escobar

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR
TPM 37463 [APN 321-400-024]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseno Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseno), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re TPM 37463
September 20, 2018
Page 2

Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



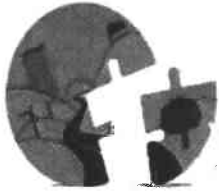
Ebru Ozdil
Cultural Analyst



Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

September 19, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37463)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 19, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

Project Description:

TENTATIVE PARCEL MAP NO 37463 – Applicant: Wayne and Carla Hardin - Engineer/Rep: Action Surveys/Gabriel D. Ybarra – 1st Supervisorial District – Galvin Hills District – Lake Matthews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) – 10 Acres – Location: North of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place – Zoning: Residential Agriculture, 2 ½ acre lot minimum (R-A-2 ½)

REQUEST: Tentative Parcel Map for Schedule "H" subdivision of 10 gross acres into two single-family residential lots. APNs: 321-400-024.

Sincerely,

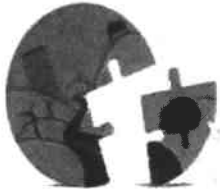
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jason Killebrew, jkillebr@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

September 19, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37463)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 19, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

Project Description:

TENTATIVE PARCEL MAP NO 37463 – Applicant: Wayne and Carla Hardin - Engineer/Rep: Action Surveys/Gabriel D. Ybarra – 1st Supervisorial District – Galvin Hills District – Lake Matthews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) – 10 Acres – Location: North of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place – Zoning: Residential Agriculture, 2 ½ acre lot minimum (R-A-2 ½)

REQUEST: Tentative Parcel Map for Schedule "H" subdivision of 10 gross acres into two single-family residential lots. APNs: 321-400-024.

Sincerely,

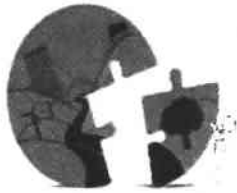
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jason Killebrew, jkillebr@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

September 19, 2018

Morongo Band of Mission Indians
Cultural Heritage
Travis Armstrong, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37463)

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

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

Project Description:

TENTATIVE PARCEL MAP NO 37463 – Applicant: Wayne and Carla Hardin - Engineer/Rep: Action Surveys/Gabriel D. Ybarra – 1st Supervisorial District – Galvin Hills District – Lake Matthews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) – 10 Acres – Location: North of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place – Zoning: Residential Agriculture, 2 ½ acre lot minimum (R-A-2 ½)

REQUEST: Tentative Parcel Map for Schedule "H" subdivision of 10 gross acres into two single-family residential lots. APNs: 321-400-024.

Sincerely,

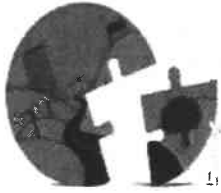
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jason Killebrew, jkillebr@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

September 19, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37463)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 19, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

Project Description:

TENTATIVE PARCEL MAP NO 37463 – Applicant: Wayne and Carla Hardin - Engineer/Rep: Action Surveys/Gabriel D. Ybarra – 1st Supervisorial District – Galvin Hills District – Lake Matthews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) – 10 Acres – Location: North of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place – Zoning: Residential Agriculture, 2 ½ acre lot minimum (R-A-2 ½)

REQUEST: Tentative Parcel Map for Schedule "H" subdivision of 10 gross acres into two single-family residential lots. APNs: 321-400-024.

Sincerely,

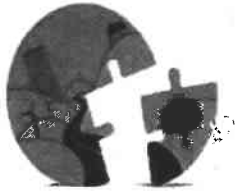
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jason Killebrew, jkillebr@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

September 19, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37463)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 19, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

Project Description:

TENTATIVE PARCEL MAP NO 37463 – Applicant: Wayne and Carla Hardin - Engineer/Rep: Action Surveys/Gabriel D. Ybarra – 1st Supervisorial District – Galvin Hills District – Lake Matthews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) – 10 Acres – Location: North of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place – Zoning: Residential Agriculture, 2 ½ acre lot minimum (R-A-2 ½)

REQUEST: Tentative Parcel Map for Schedule "H" subdivision of 10 gross acres into two single-family residential lots. APNs: 321-400-024.

Sincerely,

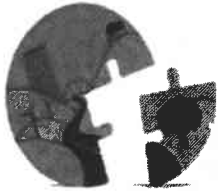
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jason Killebrew, jkillebr@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

September 19, 2018

Quechan Indian Tribe
H. Jill McCormick, Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37463)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 19, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

Project Description:

TENTATIVE PARCEL MAP NO 37463 – Applicant: Wayne and Carla Hardin - Engineer/Rep: Action Surveys/Gabriel D. Ybarra – 1st Supervisorial District – Galvin Hills District – Lake Matthews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) – 10 Acres – Location: North of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place – Zoning: Residential Agriculture, 2 ½ acre lot minimum (R-A-2 ½)

REQUEST: Tentative Parcel Map for Schedule "H" subdivision of 10 gross acres into two single-family residential lots. APNs: 321-400-024.

Sincerely,

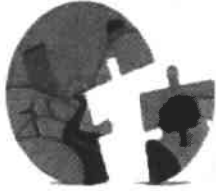
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jason Killebrew, jkillebr@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

September 19, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37463)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 19, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

Project Description:

TENTATIVE PARCEL MAP NO 37463 – Applicant: Wayne and Carla Hardin - Engineer/Rep: Action Surveys/Gabriel D. Ybarra – 1st Supervisorial District – Galvin Hills District – Lake Matthews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) – 10 Acres – Location: North of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place – Zoning: Residential Agriculture, 2 ½ acre lot minimum (R-A-2 ½)

REQUEST: Tentative Parcel Map for Schedule "H" subdivision of 10 gross acres into two single-family residential lots. APNs: 321-400-024.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jason Killebrew, jkillebr@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

September 19, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37463)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 19, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

Project Description:

TENTATIVE PARCEL MAP NO 37463 – Applicant: Wayne and Carla Hardin - Engineer/Rep: Action Surveys/Gabriel D. Ybarra – 1st Supervisorial District – Galvin Hills District – Lake Matthews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) – 10 Acres – Location: North of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place – Zoning: Residential Agriculture, 2 ½ acre lot minimum (R-A-2 ½)

REQUEST: Tentative Parcel Map for Schedule "H" subdivision of 10 gross acres into two single-family residential lots. APNs: 321-400-024.

Sincerely,

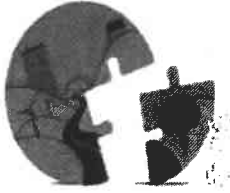
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jason Killebrew, jkillebr@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

September 19, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37463)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 19, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

Project Description:

TENTATIVE PARCEL MAP NO 37463 – Applicant: Wayne and Carla Hardin - Engineer/Rep: Action Surveys/Gabriel D. Ybarra – 1st Supervisorial District – Galvin Hills District – Lake Matthews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) – 10 Acres – Location: North of Clarissa Road, south of Roth Road, east of Juniper Road, and west of Fletcher Place – Zoning: Residential Agriculture, 2 ½ acre lot minimum (R-A-2 ½)

REQUEST: Tentative Parcel Map for Schedule "H" subdivision of 10 gross acres into two single-family residential lots. APNs: 321-400-024.

Sincerely,

PLANNING DEPARTMENT

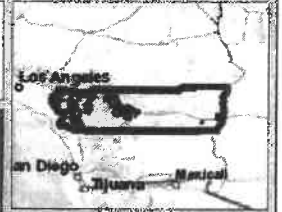
Heather Thomson, Archaeologist

Email CC: Jason Killebrew, jkillebr@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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

TPM37463



Legend

-  Parcels
-  Blueline Streams
-  City Areas



0 192 385 Feet

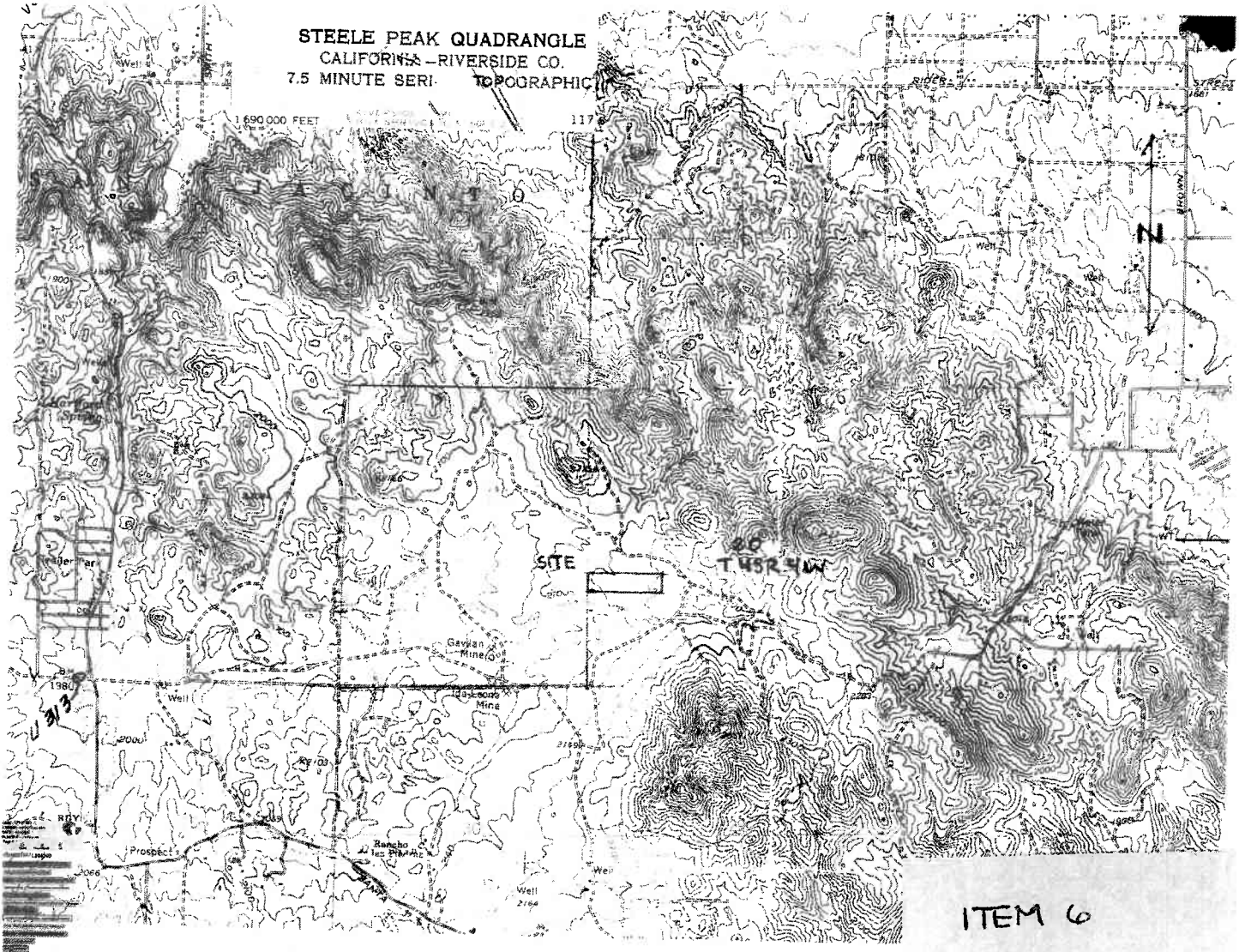
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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... 9/19/2018 12:23:12 PM

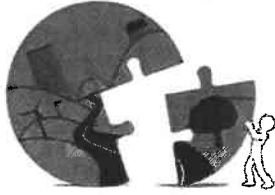
© Riverside County GIS

Notes

STEELE PEAK QUADRANGLE
CALIFORNIA - RIVERSIDE CO.
7.5 MINUTE SERIES TOPOGRAPHIC



ITEM 6



RIVERSIDE COUNTY
PLANNING DEPARTMENT

MSHCP COMPLIANCE REVIEW WORKSHEET
August 13, 2018

Project Number: NA	HANS Number: HAN180004
Property Owner: Wayne Vance Hardin, Carla Maria Hardin	Supervisory District: 1
Street Address: 21650 Juniper Road	EPD Biologist: Matthew Poonamallee
City/State/Zip: Perris, CA 92570	Biologist E-Mail Address: mpoonama@rivco.org
E-Mail Address: vhardin@exede.net	Biologist Phone: (951) 955-2706
Phone: (951) 789-9190	Acres: 8.63
Acres Proposed for MSHCP Conservation: 0	100% Conservation? No

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
321-400-024	2740	M	8.63	Mathews/Woodcrest	SU3 – Gavilan Hills West

CRITERIA CONSISTENCY REVIEW

I. MSHCP Cell/Cell Group Information:

Cell 2740, Cell Group M, Mathews/Woodcrest Plan, Subunit 3 – Gavilan Hills West

Conservation within this Cell Group will contribute to assembly of Proposed Linkage 3. Conservation within this Cell Group will focus on a mosaic of habitat types including chaparral, coastal sage scrub, grassland, woodland, and forest habitat. Areas conserved within this Cell Group will be connected to chaparral, coastal sage scrub, woodland and forest habitat proposed for conservation in Cell Group I to the north and to chaparral, grassland, woodland, and forest habitat proposed for conservation in Cell Group N to the east and in Cell Group L to the west. Conservation within this Cell Group will range from 30%-40% of the Cell Group focusing in the northern portion of the Cell Group.

A. Applicable Core or Linkage (provide description):

Proposed Linkage 3 is generally comprised of upland Habitats in the Gavilan Hills, Harford Springs and proposed North Peak Conservation Bank area under Public/Quasi-Public and private ownership. This Linkage is one of two connections between the Lake Mathews/Estelle Mountain Reserve and Core Areas in Alberhill. Planning Species for which Habitat is provided for within the Linkage include coastal California gnatcatcher, Quino checkerspot butterfly, and Stephens' kangaroo rat. The Linkage also contains clay soils capable of supporting sensitive plant species such as thread-leaved brodiaea, Munz's onion and many-stemmed dudleya. This Linkage likely provides for movement of common mammals such as bobcat, connecting to Core Areas in Lake Mathews/Estelle Mountain and Alberhill. Maintenance of large intact interconnected habitat

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

blocks is important for these species, as well as Conservation of clay soils supporting sensitive plant species. This Linkage is generally unconstrained by existing urban Development or agricultural use. As shown on the table below, 4,620 acres of the total 5,550 acres occupied by the Linkage are not affected by edge. No major Covered Activities are planned to be located within this Linkage; however, adjacent planned land uses, which generally consists of rural Development, may affect resources within the Linkage. Fire, fire suppression, livestock grazing, and off-road vehicle activities associated with the rural land uses may result in adverse Edge Effects. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in *Section 6.1* of this document.

B. Describe the project's contribution to overall conservation identified:

The project site is located in the central portion of Cell Group M, which is not in the northern target conservation area of the Cell Group. Project is 8.63 acres. No conservation land is identified.

See attached, MSHCP Consistency Analysis, Hardin Property, prepared by LSA Associates, Inc., dated August 2018

II. Initial Review MSHCP Consistency Determination:

- The property is not needed for inclusion in the MSHCP Conservation Area.
- A portion of the property is needed for inclusion in the MSHCP Conservation Area.
- The entire property is needed for inclusion in the MSHCP Conservation Area.

Is the project determined to be in compliance with the MSHCP conservation criteria? (Cases appearing to deviate from the criteria described need to include a detailed analysis of how we are meeting the criteria in other ways, or on other surrounding projects).

Yes No

OTHER PLAN REQUIREMENTS

Section 6.1.2.

Does the project area contain Riparian/Riverine Areas or Vernal Pools? Yes No

Riparian/riverine resources were determined to be absent from the study area. No evidence of streambed or bank, ponded areas, or wetlands of other riverine features, such as canals, aqueducts, or irrigation ditches, were found within the study area. No riparian habitat associated with riverine areas was found within the study area. As a result, there is no suitable habitat for special-status riparian bird species protected under Section 6.1.2, including least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and yellow-billed cuckoo (*Coccyzus americanus*).

See attached, MSHCP Consistency Analysis, Hardin Property, prepared by LSA Associates, Inc., dated August 2018

Section 6.1.3.

Is the project area within the Narrow Endemic Plant Species Survey Area? Yes No

Project site is not in Narrow Endemic Plant Species Survey Area

See attached, MSHCP Consistency Analysis, Hardin Property, prepared by LSA Associates, Inc., dated August 2018

Section 6.1.4. Guidelines Pertaining to Urban/Wildlands Interface

The project is not within close proximity to MSHCP conservation areas.

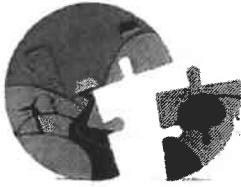
See attached, MSHCP Consistency Analysis, Hardin Property, prepared by LSA Associates, Inc., dated August 2018

Section 6.3.2. Additional Survey Needs and Procedures:

Project area is located within the required burrowing owl habitat assessment area. A burrowing owl habitat assessment was conducted, burrowing owl habitat was not found in the study area.

The project site is not located within an amphibian or mammal survey area.

See attached, MSHCP Consistency Analysis, Hardin Property, prepared by LSA Associates, Inc., dated August 2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP TENTATIVE PARCEL MAP
 REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 AMENDMENT TO FINAL MAP VESTING MAP
 MINOR CHANGE Original Case No. _____
 REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Gabriel D. Ybarra dba Action Surveys

Contact Person: Gabriel D. Ybarra E-Mail: actionsurveys@sbcglobal.net

Mailing Address: 1045 Main Street, Suite 102
Riverside CA 92501
City State ZIP

Daytime Phone No: (951) 686-6166 Fax No: (951) 686-0171

Engineer/Representative Name: Gabriel D. Ybarra dba Action Surveys

Contact Person: Gabriel D. Ybarra E-Mail: actionsurveys@sbcglobal.net

Mailing Address: 1045 Main Street, Suite 102
Riverside CA 92501
City State ZIP

Daytime Phone No: (951) 686-6166 Fax No: ()

Property Owner Name: Wayne Vance Hardin

Contact Person: Carla Maria Hardin E-Mail: vhardin@exede.net

Mailing Address: 21650 Juniper Road

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

ITEM 1

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Perris _____ Street CA 92570
City State ZIP


Daytime Phone No: (951) 789-9190 Fax No: () _____

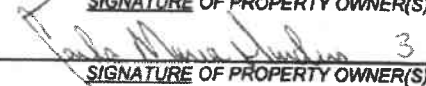
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses;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

Wayne Vance Hardin _____ x  3/16/18
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

Carla Maria Hardin _____ x  3/16/18
PRINTED NAME 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): 321-400-024

Approximate Gross Acreage: 10.00

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Clarissa Road, South of Roth Road, East of Juniper Road, West of Fletcher Place.

SUBDIVISION PROPOSAL:

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

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

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

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

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

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

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

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

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

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Gabriel Ybarra

Address: 1045 Main Street, Suite 102, Riverside CA 92501

Phone number: (951) 686-6166

Address of site (street name and number if available, and ZIP Code): Clarissa Rd., Perris CA 92570

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 321-400-024

Specify any list pursuant to Section 65962.5 of the Government Code: CA. EPA CORTESE WEB

Regulatory Identification number: N/A

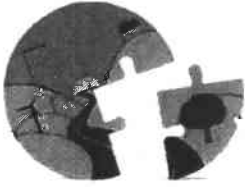
Date of list: 3/13/2018

Applicant: 

Date 3/13/2018

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

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL
PROJECTS

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

X Wayne Vance Hardin 3-16-18 x Carla Maria Hardin 3-16-18
Property Owner(s) Signature(s) and Date

WAYNE VANCE HARDIN & CARLA MARIA HARDIN
PRINTED NAME of Property Owner(s)

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

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

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

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

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

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

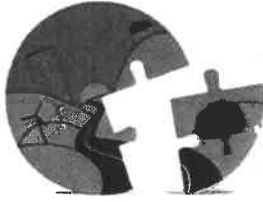
- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

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

38886 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Tentative Parcel Map No. 37463

Project Location: 21650 Juniper Rd, Perris, CA 92570. APN: 321-400-024. (See attached map)

Project Description: To allow a Schedule "H" subdivision of one 10 gross acre parcel into two, five acre single-family residential lots. No construction is proposed at this time.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Action Survey c/o Gabriel Ybarra (Applicant)

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (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 Planning Department concludes the project is exempt from CEQA based on Sections 15315 of the CEQA Guidelines.

Tentative Parcel Map No. 37463 has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA Section 15315, Class 15, Minor Land Divisions). This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Section 15387 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area." For this project, the County has determined that the Project meets this minimum criteria. The project would subdivide one 10 acre parcel into two 5 acre single-family residential lots. No construction is proposed at this time.

Travis Engelking County Contact Person (951) 955-1417 Phone Number

Signature Urban Regional Planner II Title 09/26/19 Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____ Please charge deposit fee case#: CFQ180023

FOR COUNTY CLERK'S USE ONLY