

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



ITEM: 1.2
(ID # 11527)

MEETING DATE:

Tuesday, January 28, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE HEARING OFFICER'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 36114 – CEQA EXEMPT - Applicant: Fen Yong – Engineer/Representative: Fen Yong – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Via Barranca, southerly of Cajalco Road, easterly of Lake Mathews Drive and westerly of Via Liago – 5.01 Gross Acres - Zoning: Residential Agricultural (R-A-2 ½) - REQUEST: Receive and file the Hearing Officer's approval of Parcel Map No. 36114, which is a Schedule "H" subdivision that subdivides 5.01 acres into two (2) residential parcels with a minimum lot size of 2.50 acres. APN: 287-290-031. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Director's Hearing Notice of Decision for the above referenced case acted on by the Hearing Officer on November 18, 2019.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

1/9/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 28, 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. 36114, 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 5.01 gross acres into two (2) residential parcels. Parcel one will be 2.50 acres and parcel two will be 2.51 acres. The project site is located northerly of Via Barranca, southerly of Cajalco Road, easterly of Lake Mathews Drive and westerly of Via Liago and is within the Lake Mathews/Woodcrest Area Plan.

Ordinance No. 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. In addition, on November 9, 2019, this notice was advertised in the Press Enterprise Newspaper. No request for a public hearing was made to the Planning Department; therefore allowing the Hearing Officer to take action on the proposed project.

On November 18, 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. 36114, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Board Action

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

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

Impact on Residents and Businesses

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

SUPPLEMENTAL

Additional Fiscal Information

All fees are paid by the applicant, there is not a General Fund obligation.

ATTACHMENTS:

- A. **DIRECTOR'S DECISION**
- B. **STAFF REPORT**



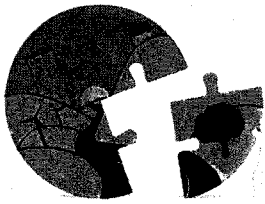
Jason Farin, Senior Management Analyst

1/22/2020



Gregory L. Priamos, Director County Counsel

1/9/2020



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

December 12, 2019

To: Fen Yong
31520 Railroad Canyon Road, STE B
Canyon Lake, CA 92587

CC: Ralph Shaw
21123 Via Liago,
Perris, CA 92570

RE: TENTATIVE PARCEL MAP NO. 36114, a Schedule "H" subdivision that subdivides 5.01 acres into two (2) residential parcels with a minimum lot size of 2.50 acres.

Dear Applicant,

On November 9, 2019, the above reference project was administratively approved by the Planning Director subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report

Prior to issuance of final documents the project is required to be Received and Filed by the Riverside County Board of Supervisors. An appeal can be filed with the Planning Department within 10 days after the notice of decision of the Planning Director appears on the Board's agenda. Please note that the tentative map expiration date of this project will be based upon the date of approval by the Planning Director on November 9, 2019.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director



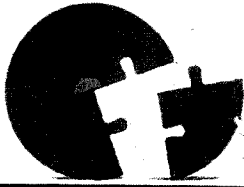
Dionne Harris, Urban Regional Planner

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

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"Planning Our Future... Preserving Our Past"

JAN 28 2020




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Optional Director's Hearing: November 18, 2019

PROPOSED PROJECT

Case Number(s):	PM36114	Applicant(s):	Fen Yong
CEQA Exempt	Section 15315	Representative(s):	Lakeshore Engineering c/o Fen Yong
Area Plan:	Lake Mathews/Woodcrest		
Zoning Area/District:	Lake Mathews District		
Supervisory District:	First District		
Project Planner:	Dionne Harris		
Project APN(s):	287-290-031		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 36114 is a Schedule "H" subdivision of 5.01 gross acres into two (2) residential lots with a minimum lot size of 2.50 acres.

The project site is located Northerly of Via Barranca, southerly of Multiview Drive, easterly of Lake Mathews Drive and westerly of Via Liago, within the Lake Mathews/Woodcrest Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE TENTATIVE PARCEL MAP NO. 36114, 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:

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

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Existing General Plan Land Use Designation:	Rural Community: Estate Density Residential (RC: EDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Estate Density Residential (RC: EDR)
East:	Rural Residential (R-R)
South:	Rural Community: Estate Density Residential (RC: EDR)
West:	Rural Community: Estate Density Residential (RC: EDR)
Existing Zoning Classification:	Residential- Agricultural (R-A) (2 ½ Acre Minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential- Agricultural (R-A) (2 ½ Acre Minimum)
East:	Residential- Agricultural (R-A) (2 ½ Acre Minimum)
South:	Residential- Agricultural (R-A) (2 ½ Acre Minimum)
West:	Residential- Agricultural (R-A) (2 ½ Acre Minimum)
Existing Use:	Single family residence
Surrounding Uses	
North:	Single family residence
South:	Single family residence
East:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5.01 gross	2 1/2 gross acre per parcel
Existing Building Area (SQFT):	4,875 square feet (SFR)	N/A
Proposed Minimum Lot Size:	2 ½ Acres	2 ½ Acres
Total Proposed Number of Lots:	2	2 (Max)
Map Schedule:	"H"	

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

Located Within:

City's Sphere of Influence:	Yes – City of Riverside
Community Service Area ("CSA"):	Yes – CSA 152

Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Partially Within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

PROJECT LOCATION MAP

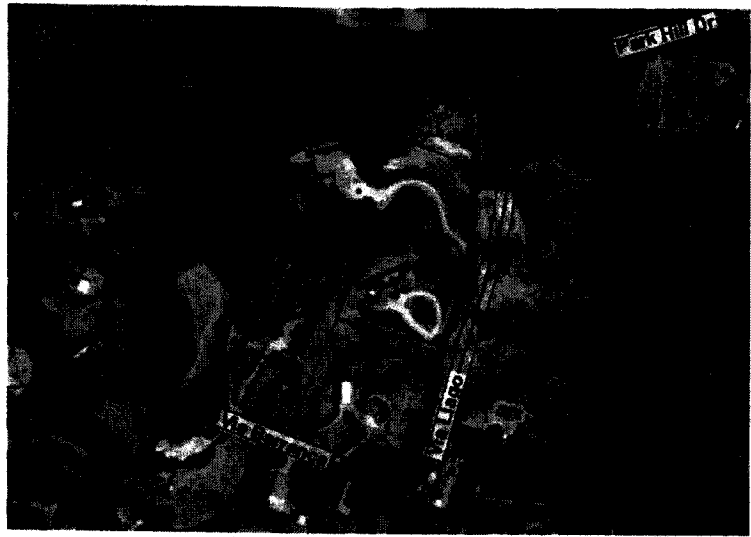


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Project Timeline

On September 1, 2010, Tentative Parcel Map No. 36114 was submitted to the County of Riverside for formal review. The project proposes a subdivision of 5.01 gross acres into two (2) residential lots with a minimum lot size of 2.50 acres.

On October 28, 2010, Tentative Parcel Map No. 36114, was scheduled for a meeting for the first time by the Land Development Committee (LDC). Corrections and comments related to but not limited to exhibit notations, design, septic expansion, fire protection, dedication requirements and existing water system.

On July 25, 2016, the applicant resubmitted a revised exhibit addressing the comments of the LDC.

On July 28, 2016, the project, was scheduled for a meeting by the LDC. Corrections and comments related to but not limited to exhibit notations, septic expansion, fire protection, dedication requirements, zoning notations, and existing water system.

On August 10, 2017, the project, was scheduled for internal review by the LDC. Corrections and comments related to but not limited to exhibit notations and fire protection.

On August 27 2019, the applicant resubmitted a revised exhibit addressing the comments of the LDC.

On August 28 2019, Tentative Parcel Map No. 36114, obtained all clearances from the applicable departments and are ready to move forward for consideration by the Director.

Site Characteristics

The 5.01 gross acre subject site takes access from Via Liago. The site relatively flat in the area where the existing single-family residence is located within approximately 300 feet west of Via Liago. From the existing single-family residences to the rear property line the site gradually slopes downward. Elevations within the project site range from the lowest point of 1950 feet above mean sea level (amsl) at the northeastern side of the site, to the highest point of 2025 feet (asml) on the southwestern side of the project site. Topographically, the site slopes from the southwest to the northeast where surface water drains to storm water inlets along Via Liago.

The project site is currently improved with an approximate 4,872 square foot primary single family residence, and attached garage that would remain on a 2.50 acres (101,059 square foot) parcel once subdivided (Parcel 1). The existing residence meets the current applicable development standards of the Zoning Classification of Residential Agricultural (R-A) including and not limited to: the setback requirement of 20 feet from the front, and residence shall not exceed 40 feet in height.

Project Analysis

The project is proposing to subdivide an existing 5.01 acre parcel into two parcels; Parcel 1 is proposed at 2.50 acres (101,059 square feet) and Parcel 2 is proposed at 2.51 acres (107,593 square feet). The project has been evaluated and is compliance with all applicable regulations including Ordinance No. 348 and Ordinance No. 460 as demonstrated in detail in this report. The project would provide a 20-foot right-of-way dedication that would facilitate the widening of Via Liago to 40 feet, east of centerline.

The current Land Use Designation is Estate Density Residential (RC: EDR) (2 Acre Minimum). The surrounding Land Use Designation is Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, south, and west. Rural Residential (R-R) to the east. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development and vacant land.

Zoning/Development Standards

The project site has a Zoning Classification of Residential Agricultural, 2 ½ acre minimum (R-A-2½). Development standards of the R-A-2 ½ zone call for a minimum lot size of 20,000 square feet, with minimum width of 100 feet and minimum depth of 150 feet. Parcel 1 and Parcel 2 are orientated towards Via Liago with front property line at 237 feet and 100 feet respectively, thus meeting the minimum lot width requirements. The depth of the Parcel 1 is 388 feet and the depth of the Parcel 2 on is 887 feet, therefore exceed the minimum lot depth requirements. No construction is proposed as part of the project. However, the existing residence is 4,872 square feet and the applicant has identified the general location/footprint of development on (Parcel 2) to show compliance with the applicable development standards of Ordinance No. 348, specifically the R-A Zone Classification (Article VIb). The R-A-2 ½ zoning generally permits one-family dwellings by right and allows a range of other uses with the approval of a land use permit. The project meets the 2 ½ acre lot size minimum (R-A-2 ½), with Parcel 1 proposed at 2.50 acres (101,059 square feet) and Parcel 2 proposed at 2.51 acres (107,593 square feet).

The Project is in compliance with the following standards:

- **Lot Size:** The zoning classification to Residential Agricultural, 2 ½ acre minimum (R-A-2 ½ Acres) or 108,900 square feet would facilitate the subdivision of one residential parcel totaling 5.01 gross acres to two residential parcels of 2.50 acres and 2.51 acres, which is consistent with the Zoning Classification of Residential Agricultural, 2 ½ acre minimum with 1 to 2 dwellings per every 2 ½ acres. 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 100 feet for Parcel 1, and shortest lot depth of approximately 312 feet for Parcel 2. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

Pursuant to the Ordinance No. 460, Section 3.8, (C), 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 100 feet to 257 feet, and lot depth is approximately 388 feet to 887 feet, which is generally results in a lot depth two times the lot width. Therefore, as proposed, the Project is in 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 demonstrated the ability to ensure compliance with the applicable standards as outlined in the findings of this report. The Project has conditioned to with all applicable standards of Ordinance No. 460. (COA.15. TRANS. MAP - STD INTRO 3 (ORD 460/461).

General Plan

The Project site has a General Foundation of Rural Community, and a land use designation of Estate Density Residential (RC-EDR). Rural Community: Estate Density Residential (RC-EDR), land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Estate Density Residential designation, provides for the Development detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Estate Density Residential designation, the density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres. Currently,

the project does meet the density range identified for the RC-EDR, since one dwelling unit would only be allowed on a parcel of 2 acres or more. The R-A-2 ½ is consistent with the RC-EDR density range, as it would allow one dwelling unit permit 2 ½ acres. The proposed project is consistent with the General Plan as it will subdivide an existing parcel into two single-family residential lots. Parcel 1 would be approximately 2.50 gross acres and Parcel 2 would be approximately 2.51 gross acres, thus within the density range for the RC-EDR. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot will have access to a public road and provide adequate septic capacity on each lot for each single-family residential use as demonstrated in the will serve letter by the Western Municipal Water District. Therefore, the proposed map would be consistent with General Plan.

Airport Land Use Commission

The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 1, 2017 file no. ZAP1262MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The site is located at the edge of the Military Outer Horizontal Surface of March Air Reserve Base, which has an elevation of 2,035 feet AMSL (500 feet above the high point runway elevation). The parcel map depicts a building pad for a new structure that would be outside the boundaries of the Airport Influence Area; however, the pad elevation is projected at 2,024 feet AMSL. Therefore, it is likely that the top point of the structure would exceed the outer horizontal surface elevation of 2,035 feet AMSL. Standard conditions of approval for Compatibility Zone E were provided by ALUC and conditions applied include restrictions on lighting that could be distracting to aircraft taking off or landing, uses that could attract large concentration of birds, electrical interference with aircraft and specific requirements regarding detention basins. Uses and activities such as above ground, trash transfer stations, recycling centers containing putrescible wastes or incinerators are prohibited. Lastly, potential purchasers of the property and to tenants of the building shall be notified that the property is located in the vicinity of an airport influence area. With the incorporation of these conditions the project would not conflict with the March Air Reserve Base/Inland Port Airport Influence Area (AIA). (COA. 15. Planning – ALUC).

Assembly Bill 52

During the initial review stage of this project, the anticipated CEQA determination was undetermined. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes on June 09, 2016. AB 52 provides for a 30-day period in which all noticed Tribes may request consultation regarding the proposed project. Within the 30-day Tribal request to consult period, Staff determined that the project was exempt from CEQA based on Section 15315 of the State CEQA Guidelines. Since the project is exempt from CEQA, AB52 consultation was not required.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

The proposed subdivision is a two lot split on a parcel that has a zoning classification of Residential

Agricultural (R-A) (2 ½ Acre Minimum) and currently has a single-family residence. The proposed subdivision would create two legal parcels which will meet the Residential Agricultural (R-A) (2 ½ Acre Minimum) development standards of Zoning Ordinance No. 348 and intended land uses of the Rural Community: Estate Density Residential (RC: EDR) land use designation, in the Lake Mathews/Woodcrest Area Plan. The project would be consistent with the Residential Agricultural (R-A) (2 ½ Acre Minimum) as it proposes to have 1 to 2 dwellings per acre. There is no grading proposed at this time. No variances or exceptions would be required. The project site has not been involved in a land division within the previous 2 years. All services, along with septic are currently available to the proposed project site. The topography of the project site and surrounding area is mountainous. The proposed subdivision meets the requirements of Section 15315.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural Community: Estate Density Residential (RC: EDR), and located in the Lake Mathews/Woodcrest Area Plan. The Tentative Parcel Map conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The surrounding uses are single-family residential to the north and south; to the east and west is vacant land. The proposed project is subdivision for residential development and the existing use is a single-family residence. However, the project does provide adequate primary access on Via Liago. Therefore, the project design, conditions of approval, and permitting will ensure that the project will not have a negative effect on the public's health, safety, and general welfare. The LU 28.4 policy states, the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels. The proposed project will accommodate larger lots and housing development. The land use component and designation allow for single family residences on large 2 acre parcels or larger. The project will result in two parcels of 2 ½ acres each. Therefore, the project is consistent with the General Plan.
2. The project site has a Zoning Classification of Residential Agricultural (R-A) (2 ½ Acre Minimum), which provides for the development of detached single-family residential dwelling units, allows a density of 1 dwelling unit per 2 ½ acres, and allows for a minimum lot size of 2 ½ acres. This is consistent with the Riverside County General Plan of Estate Density Residential (EDR) (2 Acre Minimum).
3. **Community/Specific Plan.** The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan.
4. **Subdivision Map Act.** 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 Fen Yong, California Licensed Civil Engineer (C 37442), under the guidelines of the Subdivision Map Act.

- ii. 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 criteria that must be met to qualify for the Minor Land Divisions Exemption as follows:
- a. The project site is located approximately 6.3 miles of the intersection of Cajalco Road and Temescal Canyon Road, which is the jurisdictional boundary between Unincorporated Riverside County and the City of Corona. 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 Corona, which has a density of 4,251 persons per square mile, the project site is located within an urbanized area, thus meeting this criteria.
 - b. The project site must be zoned residential, commercial or industrial. The subject is located within the R-A zone classification that allows for single-family dwelling units as a permitted by right use.
 - c. The land division must be for four or fewer parcels. The proposed map will subdivide an approximate 5.01 acre size into two parcels at two and half acres per lot, intended for development of single-family dwelling units.
 - d. The land division must be in conformance with the General Plan and zoning. The proposed project land use designation is Rural Community: Estate Density Residential (RC: EDR), with a two-acre minimum. The zoning classification is Residential Agricultural (R-A), which also has a two-acre lot 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.
 - f. All services and access must be available to the project site. The project site will take direct access from Via Liago and Via Barranca. All utilities can be provided to the site. Each parcel would have their own septic system, which is common for this area.
 - 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.
 - h. The project site does not have an average slope greater than 20 percent. The subject site is relatively flat with a gradual increase in elevation from the lowest point in the northwest corner of the parcel having an elevation of 1,950 feet, and

a maximum elevation in the southeast corner of the parcel of 2,025 feet, resulting in an average slope of approximately three percent.

Entitlement Findings:

1. Parcel Map No. 36114 is a Schedule "H" subdivision map that proposes to subdivide 5.01 acres into two (2) residential lots. The findings required to approve Parcel Map No. 36114, pursuant to Riverside County Ordinance No. 460, are as follows:
 - a. 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, because the land division is consistent with the Riverside County General Plan because the project is consistent with General Plan Principle IV.A.6. Principle IV.A.6 states "existing communities should be revitalized through development of under-used, vacant, redevelopment and/or in-fill sites within existing urbanized areas". The proposed subdivision facilitates this principle by establishing a development with a higher density that meets the community goals and needs by maintaining the neighborhood character and adhering to the land use designation and zoning of the immediate area, Estate Density Residential and Residential Agricultural. In addition, the project is consistent with land use designation of Estate Density Residential, as specified in the Lake Mathews/Woodcrest Area Plan, as the proposed project provides for the development of detached single-family residential dwelling units and allows a density of 1 dwelling unit per acre, which allows for 2 acres minimum lot sizes.
 - b. The site of the proposed land division is physically suitable for the type of development because the development standards for lot size and setbacks are met, the topography of the project site is mountainous and existing roads and infrastructure services are accessible. Because the project site is designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) in the Lake Mathews/Woodcrest Area Plan. The land use designation allows for single family residences on large 2 acre parcels. The property is a 5-acre parcel, and the tentative parcel map is consistent, because the project is proposing a 2 lot subdivision of approximately two (2) acre each or more. The Land Use designation and the Zoning classification are consistent and with the two (2) acre minimum parcel requirement. Therefore, the Schedule "H" subdivision is consistent with the General Plan.
 - c. The site of the proposed land division is physically suitable for the proposed density of development because the size and shape of both proposed lots are consistent with the General Plan land use designation of Rural Community: Estate Density Residential (RC:EDR) and meet the minimum criteria of 2 acre per lot. The proposed project will result in an overall density of 1 dwelling per 2 acre and will not result in an increase in density than what is permissible per the General Plan.
 - d. 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. The Project is consistent with all applicable County of Riverside Ordinances. The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery and will have no impacts on biological resources. The proposed project is deemed exempt from CEQA per Section 15315 (Minor Land Divisions) and has no direct impact on the natural environment as the surrounding area is already developed. This project does not conflict with the

plan requirement of the Multi-Species Habitat Conservation Plan. Therefore no impacts to fish and wild life are anticipated.

- e. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because The site is surrounded by and single family residences to the north and south, vacant land to the east and west of the subject property. The design of the 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.
- f. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the proposed subdivision will not substantially increase volume of traffic into and out of neighborhood. In addition, air quality is not likely to substantially change due to development.
- g. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the subdivision has primary access from Via Liago will ensure there will be no conflict with providing accessibility to the property. The project is not proposing development for this site, the design of the proposed land division will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the Transportation did not require a circulation improvements and the existing road is already improvement.
- h. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification development standard of Residential Agricultural (R-A) (2 ½ Acre Minimum), which requires a minimum lot size of 2 ½ acres, with a minimum width of 100 feet and a minimum depth of 150 feet.
- i. The project site is surrounded by properties which are zoned Residential Agricultural (R-A) (2 ½ Acre Minimum) to the north, south, east, and west.
- j. The Project site is surrounded by properties that are Rural Community: Estate Density Residential (RC: EDR) (2 Arce Minimum) to the north, south, west and Rural Residential (R-R) to the east.
- k. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project will be required to adhere to conditions of approval and be required to obtain building permits. The review of the project design by departments and agencies will ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation. In addition, the applicant has received a Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.

Schedule "H" Findings:

1. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map. Based on review by staff, the proposed Project is consistent with the minimum improvements for a Schedule H subdivisions as provided in Section 10.13.A.2. (*Schedule "H" Parcel Map Division*) of Ordinance No. 460 as they pertain to streets, domestic water, fire protection, sewage disposal, and electrical and communication facilities.
 - a) *Proposed Streets.* The parcel map is not proposing new streets for this minor lot division. The Transportation Department is requiring sufficient right-of-way dedication for public use to provide a 20 foot half-width per Standard No. 106, Section "A" of Ordinance No. 461. (50. TRANS. Sufficient R-O-W)
 - b) *If the streets are to be accepted for maintenance by the county, the improvements shall be as follows:*
 - 1) *All streets except as noted in paragraphs 2 and 3 below shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 106, Section B, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions.* The existing frontage road 'Via Liago' is already paved, and required to provide 20 feet of dedication for future road improvements.
 - c) *Non-circulatory streets located in an area where the geography will not sustain parcels of less size may have the street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461.* The frontage road 'Via Liago' is already existing. The project is conditioned to provide 20 feet half-width of dedication for future road improvements. (50. TRANS. Sufficient R-O-W)
 - 2) *Rural Residential (Local) roads shall be not less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 138.* The existing project is paved with aggregate base along the frontage road 'Via Liago' has a width of 40 feet, which exceeds the required 24 foot minimum width requirement.
 - d) *Existing streets: If any segment of an existing roadway section in which the grade, alignment, and drainage are not adequate as determined by the Transportation and Fire Departments and/or the width of the traveled way is less than 18 feet; street and drainage improvement plans shall be prepared detailing the work necessary for the deficient section to be brought in compliance with County's grade, alignment, and drainage standards as stated in Ordinance Nos. 460 and 461, and the designated roadway sections as listed in section A.1.a above.* The existing frontage road 'Via Liago' has a width of 40 feet. Standard conditions have been applied to ensure that the land divider adheres to the guidelines for drainage requirements.

(R-A) Article VIb, Sections 6.51, 6.52 and 6.53 Development Standards Findings:

Building Height Limit Section 6.51

- A. *One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.* The proposed site is improved with a 20 foot tall existing residence at 20 feet constructed 2004, which will remain. The project does not propose any new development for the remaining parcel. Any future development will be required to adhere to this standards.

Required Lot Area and Dimensions Section 6.52

1. *Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet.* The minimum lot size for R-A-2 ½ Zone Classification is 2 ½ acres, or 108,900 feet. 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 100 feet for Parcel-2 and the shortest with of Parcel 1 is 237. The depth for Parcel 1 is 388-feet and for Parcel 2 is approximately 887-feet on one east side of the parcel and 312 feet one west side of the parcel. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

Front Yard Required Section 6.53

1. *The front yard shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.* The proposed site has an existing residence that will remain. The project does not propose any new plans for development for the remaining parcel. The developed lot's (Parcel 1) front yard setback is 81 feet, side yard is 83 feet and the rear yard is 187 feet. The proposed new (Parcel 2) will give the ability to comply with the Development Standards per Section 6.53.

Automobile Storage Section 6.54

1. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* The project has an existing residence and attached garage constructed in 1977. However, each parcel created by this subdivision will provide the ability for this standard to be met.

Other Findings:

1. The project site is located not within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. The site, although not located in a conservation area, is located within a fee area, and would be subject to any applicable fees. Therefore, the proposed project will not conflict with any MSHCP policies or requirements.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to City of Riverside for review and comment on July 24, 2017. No comments were received either in favor or opposition of the project.
3. The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport

Land Use Commission ("ALUC") and on June 1, 2017 file no. ZAP1262MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The site is located at the edge of the Military Outer Horizontal Surface of March Air Reserve Base, which has an elevation of 2,035 feet AMSL (500 feet above the high point runway elevation). The parcel map depicts a building pad for a new structure that would be outside the boundaries of the Airport Influence Area; however, the pad elevation is projected at 2,024 feet AMSL. Therefore, it is likely that the top point of the structure would exceed the outer horizontal surface elevation of 2,035 feet AMSL. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on lighting that would be distracting to aircraft taking off or landing, uses that could attract large concentration of birds, electrical interference with aircraft and specific requirements regarding detention basins. Uses and activities such as above ground, trash transfer stations, recycling centers containing putrescible wastes or incinerators are prohibited. Lastly, potential purchasers of the property and to tenants of the building shall be notified that the property is located in the vicinity of an airport influence area.

4. During the initial review stage of this project, the anticipated CEQA determination was undetermined. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes on June 09, 2016. AB 52 provides for a 30-day period in which all noticed Tribes may request consultation regarding the proposed project. Within the 30-day Tribal request to consult period, Staff determined that the project was exempt from CEQA based on Section 15315 of the State CEQA Guidelines. Since the project is exempt from CEQA, AB52 consultation was not required.
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 is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B. (AND - Federal, State & Local Regulation Compliance).
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 on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

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 designee must be notified of applications for building permits, tentative parcel maps, and use permits for construction or development within an SRA. 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. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Via Liago and Via Barrance. Adequate accessibility to the Project site will be available for all emergency service vehicles. (60. Fire - Prior to Grading).

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 6.4 and Section 6.5 identify 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 November 18, 2019.

This project was advertised in the Press Enterprise Newspaper. As of the writing of this report, Planning Staff has not received written communication or phone who indicated support or 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.

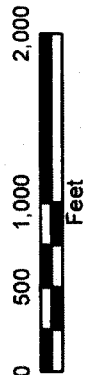
**RIVERSIDE COUNTY PLANNING DEPARTMENT
PM36114
VICINITY/POLICY AREAS**

Date Drawn: 05/15/2019
Vicinity Map

Supervisor: Jeffries
District 1



Author: Vinnie Nguyen



Zoning Dist: Lake Mathews

DISCLAIMER: The City of Lake Mathews is not responsible for any errors or omissions in this map. The map is provided for informational purposes only. The City of Lake Mathews does not warrant the accuracy or completeness of the information shown on this map. The City of Lake Mathews is not responsible for any damages or losses resulting from the use of this map. The City of Lake Mathews is not responsible for any errors or omissions in this map. The map is provided for informational purposes only. The City of Lake Mathews does not warrant the accuracy or completeness of the information shown on this map. The City of Lake Mathews is not responsible for any damages or losses resulting from the use of this map.

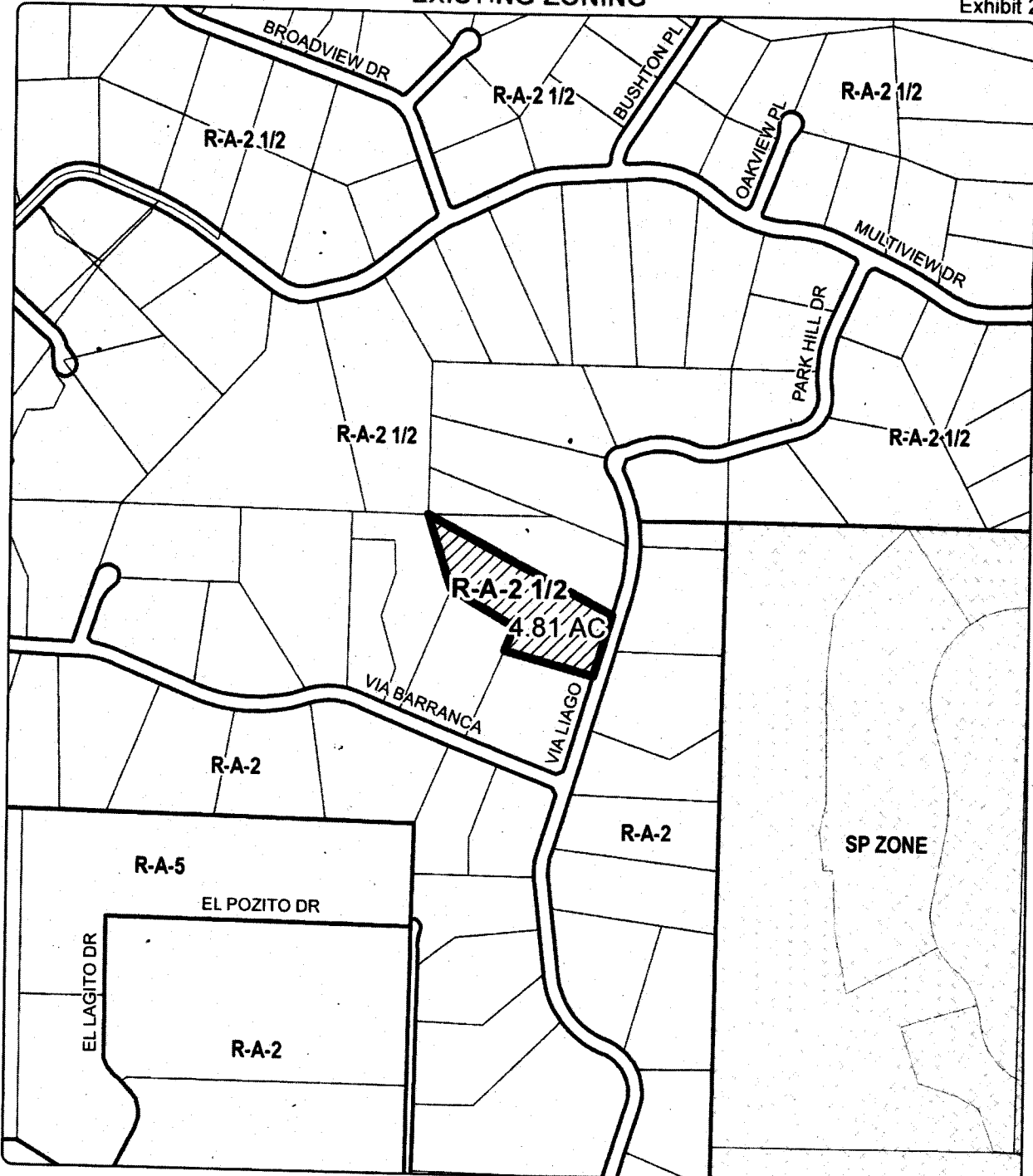
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36114

EXISTING ZONING

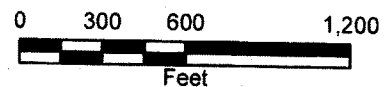
Supervisor: Jeffries
District 1

Date Drawn: 05/15/2019
Exhibit 2



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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

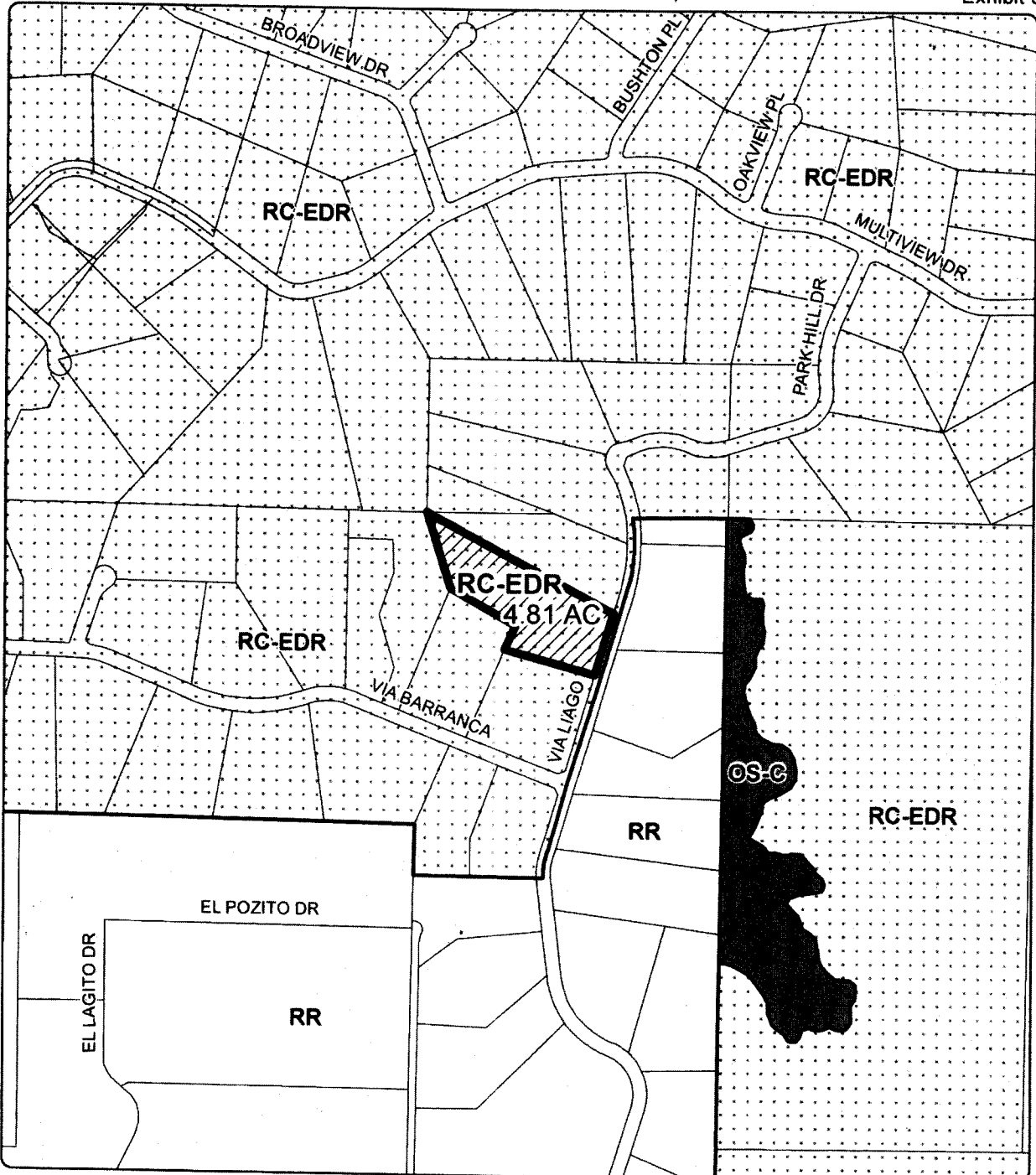
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36114

EXISTING GENERAL PLAN

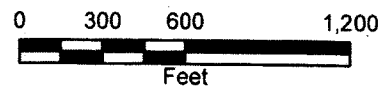
Supervisor: Jeffries
District 1

Date Drawn: 05/15/2019
Exhibit 5



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36114

LAND USE

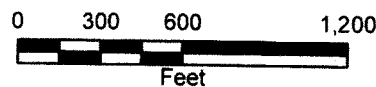
Supervisor: Jeffries
District 1

Date Drawn: 05/15/2019
Exhibit 1



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen

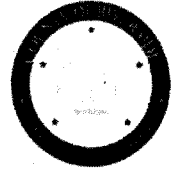


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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



11/04/19, 4:39 pm

PM36114

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36114. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Parcel Map No. 36114 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

TENTATIVE PARCEL MAP NO. 36114 is a Schedule "H" subdivision of 5.01 gross acres into two (2) residential lots with a minimum lot size of 2.50 acres.

The project site is located Northerly of Via Barranca, southerly of Multiview Drive, easterly of Lake Mathews Drive and westerly of Via Liago, within the Lake Mathews/Woodcrest Area Plan.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBIT: Tentative Map, Tentative Parcel Map No. 36114, dated July 24, 2017.

Advisory Notification. 4 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

• Native American Cultural Resources, and Human Remains (Inadvertent Find) • School District Impact Compliance • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA) 3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) • Ord. No. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • Ord. No. 460 (Division of Land) • Ord. No. 461 (Road Improvement Standards) • Ord. No. 625 (Right to Farm) • Ord. No. 630 (Regulating Dogs and Cats) • Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals) • Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals) • Ord. No. 878 (Regarding Noisy Animals) • Ord. No. 655 (Regulating Light Pollution) • Ord. No. 671 (Consolidated Fees) • Ord. No. 679 (Directional Signs for Subdivisions) • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) • Ord. No. 859 (Water Efficient Landscape Requirements) • Ord. No. 915 (Regulating Outdoor Lighting) • Ord. No. 916 (Cottage Food Operations) • Ord. No. 927 (Regulating Short Term Rentals) 4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9

0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE (cont.)

concrete where .35% shall be the minimum.

BS-Grade. 10

0010-BS-Grade-MAP - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

ADVISORY NOTIFICATION DOCUMENT**BS-Grade****BS-Grade. 10****0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)**

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS-Grade. 11**0010-BS-Grade-MAP - OBEY ALL GDG REGS**

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

BS-Grade. 12**0010-BS-Grade-MAP - SLOPE SETBACKS**

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

E Health**E Health. 1****0010-E Health-C42 CERTIFICATION w/ PLOT PLAN**

A complete C42 Certification with a detailed contoured plot plan showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual will be required if any of the following apply:

- a) Any additional or new plumbing will be connected to an existing septic system(s).
- b) The location of the existing septic system(s) is unknown.
- c) The existing septic system(s) will be upsized or modified.

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 1 0010-E Health-C42 CERTIFICATION w/ PLOT PLAN (cont.)**

d) The existing septic system(s) appears not to be in good working repair.

E Health. 2 0010-E Health-DEH SITE EVALUATION

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATU), a site evaluation is required by the Department of Environmental Health (DEH). The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate. In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked. **Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board clearance may be required.

E Health. 3 0010-E Health-OWTS/ATU - MAINTAIN SETBACKS

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATU) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH. In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Constraint Areas including specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

E Health. 4 0010-E Health-PM#36144 - COMMENTS

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel#2 based on Lakeshore Engineering Soils Percolation Report Project#09-040-P2 dated 11-25-09. Parcel#1 has an existing primary structure connected to its own dedicated existing OWTS (BRS027506).

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 5

0010-E Health-WMWD POTABLE WATER SERVICE (cont.)

Parcel Map#36114 is proposing Western Municipal Water District (WMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

Fire

Fire. 1

Fire - General

1. 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. 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. This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14. 4. In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

Flood

Flood. 1

0010-Flood-MAP FLOOD HAZARD REPORT

Parcel Map 36114 is a proposal to subdivide an approximately 5-acre site into 2 lots for single family residential use. The site is located in the Lake Mathews area on the west side of Via Lago north of Via Barranca. There is an existing house on Parcel 1.

The site is subject to nuisance nature local runoff. However a storm of unusual magnitude may cause damage. The pad location for Parcel 2 is on top of a small hill. Grading shall perpetuate the natural drainage patterns of the area. All new construction should comply with all applicable ordinances.

It appears that the grading shown on the exhibit disturbs more than 5,000 square feet. Complying with the Santa Ana River Regional Water Quality Control Board requirements,

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

projects within the Santa Ana Region which disturb more than 5,000 square feet require a final project specific Water Quality Management Plan (WQMP). The final WQMP will be reviewed by Transportation Department. A notice of water quality management plan requirement shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF WATER QUALITY MANAGEMENT PLAN REQUIREMENT

Notice is hereby given that this project site has a natural slope that is 25 percent or more and may have impacts to water quality. Therefore, if the development of this property disturbs 5,000 square feet or more of impervious surfaces, then a Project Specific Water Quality Management Plan shall be submitted to the Riverside County Flood Control and Water Conservation District or the Riverside County Transportation Department for review and approval prior to the issuance of any grading or building permits. All submittals shall be date stamped by the engineer and include a completed Deposit Based Fee Worksheet and the appropriate plan check fee deposit."

This site is located within the bounds of the Lake Mathews 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.

Planning

Planning. 1

0010-Planning-GEN - IF HUMAN REMAINS FOUND

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

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 1****0010-Planning-GEN - IF HUMAN REMAINS FOUND (cont.)**

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

Planning. 2**0010-Planning-GEN - INADVERTANT ARCHAEO FIND**

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative),

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

0010-Planning-GEN - INADVERTANT ARCHAEO FIND (cont.)

and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Planning. 3

0010-Planning-MAP - LC LANDSCAPE RQMNTS

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using. 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and, 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - LC LANDSCAPE RQMNTS (cont.)

operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

Planning. 4

0010-Planning-MAP - LOW PALEO

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

0010-Planning-MAP - PDA04803 (cont.)

Range 5 West, 21123 Via Liago, Lake Mathews, Lake Mathews Quad, SBBM, Riverside County, California", dated August 2013.

PDA04803 concluded that the results of the record search and field survey failed to identify any cultural resources within the boundaries of the study area.

PDA04803 concluded that the property is in a general area that has very high prehistoric archaeological sensitivity and unidentified buried archaeological resources could potentially be impacted by initial clearing, mass grading, or trenching at depths not yet exposed through previous grading, borrow activities, erosion control channeling, or geotechnical testing.

PDA0403 recommends a limited and focused archaeological monitoring program for areas not previously disturbed.

PDA04803 additionally recommended that in order to determine those areas warranting monitoring, a graphic analysis of previous grading activities should be prepared, with those areas previously undisturbed to be monitored. This should include areas below areas previously disturbed, such as sewer or water lines, that will be placed at depths below previous grading.

This report, County Archaeological Report (PDA) No. 4803 was accepted and the document is herein incorporated as a part of the record for project.

Planning. 8

0010-Planning-MAP - SUBMIT BUILDING PLANS

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

Planning. 9

0010-Planning-MAP- MAP ACT COMPLIANCE

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2

0010-Planning-All-MAP - HOLD HARMLESS (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project PM36114, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

Planning-All. 3

0015- Planning - ALUC

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 review of this Parcel Map is based on the residential use of this property. 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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0015- Planning - ALUC (cont.)

initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. 3. The attached notice shall be provided to all potential purchasers of the property and to tenants (if any) of the home(s) thereon. 4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality 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/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. 5. Prior to issuance of building permits for any structure that would exceed an elevation at top point (pad elevation plus structure height, including all roof-mounted appurtenances) of 2,035 feet above mean sea level, 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. 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.

Planning-All. 4 General – Causes for Revocation

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

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

Transportation

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

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

ADVISORY NOTIFICATION DOCUMENT

Transportation

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

Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

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

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

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

11/04/19, 4:39 pm

PM36114

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-MAP - STD INTRO 3(ORD 460/461) (cont.)
of the conditions shall be referred to the Transportation Department.

Plan: PM36114

Parcel: 287290031

50. Prior To Map Recordation

Fire

050 - Fire. 1

Prior to recordation

Not Satisfied

If an ECS map is required, the ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 2

Prior to recordation

Not Satisfied

If an ECS map is required, the ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that would include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Flood

050 - Flood. 1

0050-Flood-MAP ADP FEES

Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

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

050 - Flood. 2

0050-Flood-MAP SUBMIT ECS & FINAL MAP

Not Satisfied

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

Plan: PM36114

Parcel: 287290031

50. Prior To Map Recordation

Flood

050 - Flood. 2 **0050-Flood-MAP SUBMIT ECS & FINAL MAP (cont.)** **Not Satisfied**
engineer and include the appropriate plan check fee.

050 - Flood. 3 **0050-Flood-MAP WQMP FOR HILLSIDE DEV** **Not Satisfied**

A notice of water quality management plan requirement shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF WATER QUALITY MANAGEMENT PLAN REQUIREMENT

Notice is hereby given that this project site has a natural slope that is 25 percent or more and may have impacts to water quality. Therefore, if the development of this property disturbs 5,000 square feet or more of impervious surfaces, then a Project Specific Water Quality Management Plan shall be submitted to the Riverside County Flood Control and Water Conservation District or the Riverside County Transportation Department for review and approval prior to the issuance of any grading or building permits.

All submittals shall be date stamped by the engineer and include a completed Deposit Based Fee Worksheet and the appropriate plan check fee deposit."

Planning

050 - Planning. 1 **0050-Planning-MAP - COMPLY WITH ORD 457** **Not Satisfied**

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

050 - Planning. 2 **0050-Planning-MAP - FINAL MAP PREPARER** **Not Satisfied**

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

050 - Planning. 3 **0050-Planning-MAP - PREPARE A FINAL MAP** **Not Satisfied**

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

050 - Planning. 4 **0050-Planning-MAP- SURVEYOR CHECK LIST** **Not Satisfied**

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 2.48 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development

Plan: PM36114

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50. Prior To Map Recordation

Planning

050 - Planning. 4 **0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)** **Not Satisfied**
standards of the R-A-2 1/2 zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

050 - Planning. 5 **MAP - QUIMBY FEES** **Not Satisfied**

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10 .35 of County Ordinance No. 460 .

Survey

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

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

Transportation

050 - Transportation. 1 **0050-Transportation-MAP - ACCESS RD/AGG.CONST1** **Not Satisfied**

An access road to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant shall be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the southerly extension of Via Lago to Alto Lago Drive and the westerly extension of Alto Lago Drive (Burwood Drive) to County maintained Lake Mathews Drive.

050 - Transportation. 2 **0050-Transportation-MAP - IMP PLANS** **Not Satisfied**

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

NOTE: Before you prepare the street improvement plan(s), please review the Street

Plan: PM36114

Parcel: 287290031

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 0050-Transportation-MAP - IMP PLANS (cont.) Not Satisfied
Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 3 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 4 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied
The off-site rights-of-way required for access road(s) per 50.TRANS.2 shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 5 0050-Transportation-MAP-DEDICATIONS/ACCEPTANCE/SU Not Satisfied
The applicant shall provide off site access road from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied
All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 2 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied
Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic

Plan: PM36114

Parcel: 287290031

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 **0060-BS-Grade-MAP - GRADING SECURITY (cont.)** **Not Satisfied**
yards are exempt.

060 - BS-Grade. 4 **0060-BS-Grade-MAP - IF WQMP REQUIRED** **Not Satisfied**

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 5 **0060-BS-Grade-MAP - IMPORT/EXPORT** **Not Satisfied**

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

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

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

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

060 - BS-Grade. 6 **0060-BS-Grade-MAP - NOTRD OFFSITE LTR** **Not Satisfied**

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7 **0060-BS-Grade-MAP - NPDES/SWPPP** **Not Satisfied**

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB).

The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 8 **0060-BS-Grade-MAP - OFFSITE GDG ONUS** **Not Satisfied**

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to

Plan: PM36114

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8 **0060-BS-Grade-MAP - OFFSITE GDG ONUS (cont.)** **Not Satisfied**
obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 9 **0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG** **Not Satisfied**

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

060 - BS-Grade. 10 **0060-BS-Grade-MAP - RECORDED ESMT REQ'D** **Not Satisfied**

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

060 - BS-Grade. 11 **0060-BS-Grade-MAP - SLOPE STABIL'TY ANLY** **Not Satisfied**

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 12 **0060-BS-Grade-MAP - SWPPP REVIEW** **Not Satisfied**

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

060 - BS-Grade. 13 **0060-BS-Grade-MAP- BMP CONST NPDES PERMIT** **Not Satisfied**

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

Fire

060 - Fire. 1 **Prior to grading** **Not Satisfied**

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a NEW fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading b) appropriate fire breaks according to fuel load, slope and terrain.

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Parcel: 287290031

60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1

Prior to grading (cont.)

Not Satisfied

c) non flammable walls along common boundaries between rear yards and open space.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Flood

060 - Flood. 1

0060-Flood-MAP ADP FEES

Not Satisfied

Parcel Map 36114 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

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

Planning

060 - Planning. 1

0060-Planning-MAP - ARCH PRO / MONITOR

Not Satisfied

Cultural Resource Professional / Archaeological Monitor ARCHAEOLOGICAL MONITOR REQUIRED Prior to the issuance of a grading permit, the applicant/developer shall retain and enter into a monitoring service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits (Project Archaeologist). The Project Archaeologist is required to attend a pre-grade meeting and is required to conduct a cultural/historical sensitivity training for the construction staff at this meeting.

The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The Project Archaeologist is responsible for implementing standard professional practices for cultural resources archaeology. The Project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The Project Archaeologist shall also be responsible for preparing the Phase IV monitoring report.

060 - Planning. 2

0060-Planning-MAP - BUILDING PAD GRADING

Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved

Plan: PM36114

Parcel: 287290031

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 **0060-Planning-MAP - BUILDING PAD GRADING (cont.)** **Not Satisfied**
building pad sites shown on the TENTATIVE MAP.

060 - Planning. 3 **0060-Planning-MAP - GEOLOGIC/GEOTECH STUDY** **Not Satisfied**

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

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

060 - Planning. 4 **0060-Planning-MAP - HILLSIDE DEV. STANDARDS** **Not Satisfied**

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 5 **0060-Planning-MAP - NATIVE MONITOR** **Not Satisfied**

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

060 - Planning. 6 **0060-Planning-MAP - SLOPE GRADING TECHNIQUES** **Not Satisfied**

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

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-MAP- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.01 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No.663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 8 0060-Planning-MAP*- GRADING & BRUSHING AREA Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

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

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - MBTA SURVEY (cont.) Not Satisfied

any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey.

In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

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

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

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

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

Standard plan check turnaround time is 10 working days.

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

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

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-EPD-EPD - MBTA REPORT Not Satisfied

PRIOR TO GRADING FINAL THE BIOLOGIST WHO CONDUCTED THE MBTA SURVEY MUST SUBMIT A WRITTEN REPORT WHICH PROVIDES THE RESULTS OF THE SURVEY FOR REVIEW.

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70. Prior To Grading Final Inspection

Planning

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

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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

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

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her 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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 **0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.)** **Not Satisfied**
and Safety Department clearance.

E Health

080 - E Health. 1 **0080-E Health-USE - E.HEALTH CLEARANCE REQ.** **Not Satisfied**

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

**REFER TO GENERAL CONDITIONS APPROVED UNDER PARCEL MAP#36114.

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

Upon building submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual. If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

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

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 **Prior to permit** **Not Satisfied**

1. In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided. Per County Transportation: An access road to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant shall be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans. Said off-site access road shall be the southerly extension of Via Lago to Alto Lago Drive and the westerly extension of Alto Lago Drive (Burwood Drive) to County maintained Lake Mathews Drive.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1

Prior to permit (cont.)

Not Satisfied

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

Flood

080 - Flood. 1

0080-Flood-MAP ADP FEES

Not Satisfied

Parcel Map 36114 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

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

Planning

080 - Planning. 1

0080-Planning-MAP - UNDERGROUND UTILITIES

Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 2

0080-Planning-MAP- SCHOOL MITIGATION

Not Satisfied

Impacts to the Corona-Norco School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1

0080-Transportation-MAP - SUBMIT PLANS

Not Satisfied

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP), on two CD copies, if the development of the parcel meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for

Plan: PM36114

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-MAP - SUBMIT PLANS (cont.) Not Satisfied
review and approval prior to issuance of a building permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

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

1. Precise grade inspection.

i. Precise Grade Inspection can include but is not limited

Plan: PM36114

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRADE INSP (cont.) Not Satisfied
to the following:

1. Installation of slope planting and permanent irrigation on required slopes
2. Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

090 - BS-Grade. 3 0090-BS-Grade-MAP - PRECISE GRD'G APRVL 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 a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.
2. Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 0090-E Health-USE- E.HEALTH CLEARANCE REQ Not Satisfied

Environmental Health Clearance prior to final inspection.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - WQMP COMPLETION Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the project specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance of the BMPs are established with a BMP maintenance agreement.

11/04/19
16:42

Riverside County PLUS
CONDITIONS OF APPROVAL

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Plan: PM36114

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-MAP - WRCOG TUMF (cont.) Not Satisfied

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

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

DATE: July 18, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Regional Parks & Open Space
Riv. Co. Trans. Dept. – Landscape Section

Riv. Co. Environmental Health Dept.
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
P.D. Archaeology Section

Riverside County Flood Control
Riv. Co. Building & Safety – Plan Check
P.D. Geology Section

TENTATIVE PARCEL MAP NO. 36114 – EA42374 – Applicant: Yong Fen - Engineer/Rep: Yong Fen - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 AC Min.) – Location: Northerly of Via Barranca, southerly of Cajalco Road, easterly of Lake Mathews Drive and westerly of Via Liago – 5.0 Gross Acres – Residential Agricultural (R-A-2 ½) - REQUEST: - Project proposes a Schedule "H" subdivision of 5.01 gross acres into two (2) residential lots with a minimum lot size of 2.5 acres- APN: 287-290-031

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on July 28, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by accessing the Bluebeam Studio Session at the following link: <https://studio.bluebeam.com/join.html?ID=514-201-411>. You will need Bluebeam software installed on your computer in order to access the Bluebeam Studio Session. If you do not have Bluebeam installed on your computer, you can download a free version at <http://www.bluebeam.com/us/products/free-viewer/>. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

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

Any questions regarding this project, should be directed to John Hildebrand, Project Planner at (951) 955-1888, or e-mail at jhildebr@rctlma.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.



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**

June 1, 2017

CHAIR
Rod Ballance
Riverside
VICE CHAIRMAN
Steve Manos
Lake Elsinore

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Arthur Butler
Riverside

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Director
Simon A. Housman

John Guerin
Paul Ruff
Barbara Santos

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

www.rcaluc.org

Ms. Dionne Harris, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92522
(VIA HAND DELIVERY)

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

File No.: ZAP1262MA17
Related File No.: PM36114 (Tentative Parcel Map)
APN: 287-290-031

Dear Ms. Harris:

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. PM36114 (Tentative Parcel Map No. 36114), a proposal to subdivide 5.11 gross acres located at 21123 Via Liago in the unincorporated community of Lake Mathews into two residential parcels.

The site is located partially within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA) and partially outside the 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 (1488 AMSL). The runway's high point elevation is 1,535 feet AMSL. The site is located at the edge of the Military Outer Horizontal Surface of March Air Reserve Base, which has an elevation of 2,035 feet AMSL (500 feet above the high point runway elevation). The parcel map depicts a building pad for a new structure that would be outside the boundaries of the Airport Influence Area; however, the pad elevation is projected at 2,024 feet AMSL. Therefore, it is likely that the top point of the structure would exceed the outer horizontal surface elevation of 2,035 feet AMSL. Review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review is not a prerequisite to the land division, but may be required prior to construction of the home on Parcel No. 2. A condition has been included requiring that the permittee obtain a "Determination of No Hazard to Air Navigation" letter from the FAA OES for any structures with a top point elevation exceeding 2,035 feet above mean sea level.

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, subject to the following conditions.

AIRPORT LAND USE COMMISSION


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 review of this Parcel Map is based on the residential use of this property. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants (if any) of the home(s) thereon.
4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality 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/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. Prior to issuance of building permits for any structure that would exceed an elevation at top point (pad elevation plus structure height, including all roof-mounted appurtenances) of 2,035 feet above mean sea level, 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.

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.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

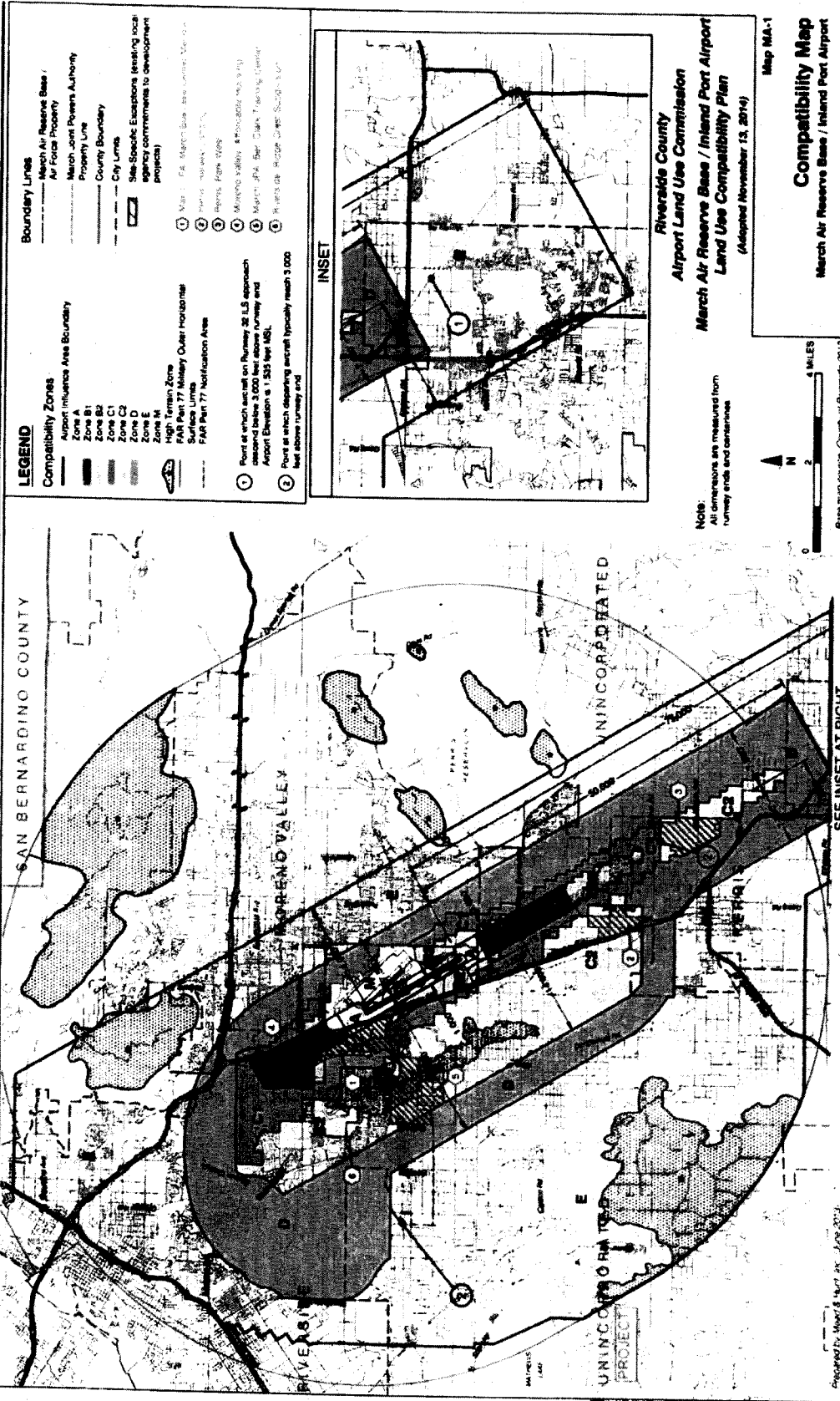
Attachments: Notice of Airport in Vicinity

cc: Ralph Shaw (applicant/property owner)
Fen Young (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

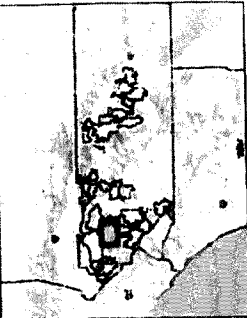
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NOTICE OF AIRPORT IN VICINITY

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



My Map



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

Notes

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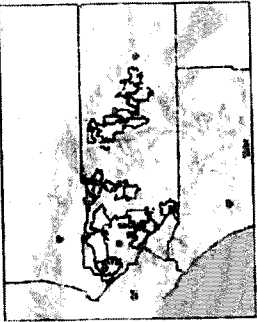
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My Map



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

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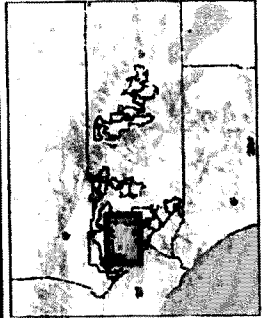
0 603 1,206 Feet



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My Map



- Legend**
- City Boundaries
 - Cities
 - adjacent_highways
 - Interstate
 - Interstate 3
 - State Highways 60
 - State Highways 3
 - US HWY
 - OUT
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - counties
 - cities

Notes



RCIT

0 15,592 31,184 Feet

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My Map



Legend

- City Boundaries
- Cities
- roads
- Interchange
- Interstate
- Offramp
- Onramp
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

FCIT

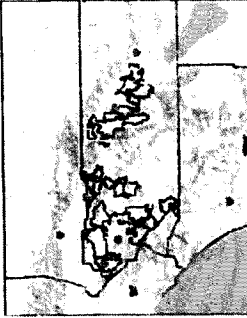
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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- Hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US-Hwy
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers

Notes

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My Map





Legend

- City Boundaries
- Cities
- roads
- highways
- Hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- countries
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes



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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes

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PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

February 18, 2011

VIA E-MAIL and USPS

Adrienne Rossi
Project Planner
County of Riverside TLMA
4080 Lemon Street, 12th floor
Riverside, CA 92521

Re: Pechanga Tribe Comments on Tentative Parcel Map 36114, APN 287-290-031

Dear Ms. Rossi:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please incorporate these comments into the public record of approval for this Project as well.

The Tribe submits these comments to assist the County in preparing appropriate mitigation for the cultural resources that may be discovered during development of this Project. The Tribe knows of cultural resources located near the vicinity of the proposed Project. The Gavilan Hills Estates Project (SP 308, GPA 662, TR 31554), which is located 0.35 miles to the east, contains a large habitation area that may be connected to the larger Qaxáalku Village Complex.

While the Tribe is not aware of any resources located on the property itself, there are multiple boulder outcrops that may contain additional milling features and/or other resources that may be a part of the larger Complex. The Tribe believes that, in addition to previously known resources within the vicinity, the topography of the Project is a major indicator for resources. Therefore, the Tribe recommends an archaeological study be conducted in conjunction with the environmental review. The Tribe requests to participate in this study with the Project archaeologist. A visual inspection of the Property by Tribal representatives allows us to have a better idea of what the land looks like and it assists with determining our level of participation in

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Jim McPherson

#E2C7YP490D1G0Rv1

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Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on PM 36114
February 18, 2011
Page 2

the CEQA process for this Project. We have also found that our professional monitors are instrumental in identifying resources that are often missed by archaeologists.

The Tribe understands that at least half of the Property has been developed with a single-family residence. However, due to the sensitivity of the Project and the possibility of both surface and subsurface cultural resources, we request that Pechanga Tribal monitors be required for all ground-disturbing activities and that a Treatment Agreement with the Pechanga Tribe and the Developer be required to address all cultural resources and Native American human remains, including inadvertent discoveries, which may be uncovered on the Project property.

THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW PROCESS

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4 (SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)

While it is not clear from the documentation the Tribe has received, should this Project involve a General Plan, General Plan Amendment, Specific Plan or Specific Plan Amendment, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352, 65352.3 and 65352.4

agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant to the California Public Records Act (Cal. Govt. C. 6254(r)).

This comment letter is not intended to begin SB18 consultation or be accepted in lieu of formal consultation. Rather, the Tribe submits these comments before the start of formal consultation or environmental review so that the County knows the Tribe has specific and important information about this area that must be taken into account during the environmental review process. Without this information, the County will not have a clear picture of the cultural landscape and specific resources that will be impacted by this Project and thus, cannot make accurate determinations regarding impacts to the environment as mandated by CEQA.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, Village locations, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as history with other projects in the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, few have excluded this portion of unincorporated Riverside County, the community of Sage, from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Smith and Freers 1994), and such territory descriptions correspond almost identically with what was communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

Luiseño history originates with the creation of all things at *'éxva Teméeku*, the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the first human-*Wuyóot*, lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. At this time, the people spread out from Temecula, establishing villages and marking their territories. The first people eventually became the mountains, plants, animals and heavenly bodies. It is the Luiseño creation account that

connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe).

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Monivol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors, several of which are located near the Project area. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Project area is located within the northern portion of this culturally affiliated territory. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

Tóota yixélval (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixélval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixélval*, identified by archaeologists also as rock art or petroglyphs, are cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Additionally, according to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors

had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

At this time, the Tribe is unaware of any previously recorded cultural resources within the Project boundaries as we have not been provided authorization to conduct a surface survey on the Property. However, the presence of a large Village Complex located within a one-mile radius of the Project in addition to the distinct topography of the Property, leads us to conclude that the potential for surface and/or subsurface resources is high.

The Tribe welcomes the opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction. We would also welcome the opportunity to survey the site to determine whether any surface resources are located. This will only serve to assist the Tribe, the County and the Applicant in determining the proper course under CEQA and protect invaluable resources located within the Project's boundaries.

PROJECT IMPACTS TO CULTURAL RESOURCES AND REQUESTED TRIBAL INVOLVEMENT

Even though the Tribe is unaware of any previously recorded resources in the Project boundaries at this time, the proposed Project is located in a sensitive region of Luiseño territory and cultural resources have been located in close proximity to the Project. The Tribe believes that the possibility for recovering resources during ground-disturbing activities is high. The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians and which the Tribe has historically monitored. The Pechanga Band is not opposed to this Project. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which could be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe requests to be involved and participate with the County of Riverside in assuring that an adequate environmental assessment is completed, and in developing all monitoring and mitigation plans and measures for the duration of the Project. In addition, given the sensitivity of the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any archaeological surveys and excavations.

The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). As such, it is the position of the

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

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Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Applicant/Developer and the Pechanga Tribe.

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506a.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5-10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

PROJECT MITIGATION MEASURES

The Tribe understands that an Initial Study and a Mitigated Negative Declaration or other environmental document still must be prepared for this Project. The Tribe intends to work with the County, Project Applicant and Project archaeologist to thoroughly evaluate and assess potential impacts to the Project Area. Once that process is completed, the Tribe may submit additional suggested mitigation to specifically address impacts to any sites or resources found during the archaeological site assessments. For the present time, the Tribe asks that, at a minimum, the County include the following mitigation measures in its environmental assessment documents:

- MM 1** Prior to beginning project construction, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
- MM 2** At least 30 days prior to beginning project construction, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the

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monitoring program, and to coordinate with the County of Riverside and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

- MM 3** Prior to beginning project construction, the Project Archaeologist shall file a pre-grading report with the County of Riverside (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the appropriate Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.
- MM 4** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in MM 2.
- MM 5** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the Pechanga Tribe for proper treatment and disposition.
- MM 6** All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on PM 36114
February 18, 2011
Page 8

MM 7 If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during ground-disturbing activities, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the Project archaeologist and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Planning Commission and/or the Board of Supervisors.

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. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

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. Please contact me at 951-770-8100 X8104 if you have any comments or concerns. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel
Leslie Mouriquand, Riverside County Archaeologist

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

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September 5, 2013

Attn: David Jones
County of Riverside, Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Re: PM 36114
APN 287-290-031
Mr. Ralph Shaw's Property, located at 21123 Via Liago, Perris

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Traditional Use Area. It is in close proximity to known sites and is a shared use area that was used in ongoing trade between the various tribal bands. For these reasons the site is regarded as sensitive to the people of Soboba.

Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any future ground disturbing proceedings where development may go into native soil.


The Soboba Band of Luiseno Indians requests future consultation regarding the progress of this project the land owner decide to develop on the property.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE ONTIVEROS", is written over a circular stamp or seal.

Joseph Ontiveros
Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

SEP 12 2013



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 8, 2010

Adrienne Rossi, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Parcel Map No. 36114
Proposal: Divide 5 acres into two residential parcels
APN: 287-290-031

Dear Ms. Rossi:

The Riverside County Waste Management Department has reviewed the proposed project located south of Cajalco Road, east of Lake Matthews Drive, and west of Via Liago, in the Lake Matthews/Woodcrest Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility. Contact the Franchise Hauler for additional information.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner IV

PD#46120v79

October 5, 2010

Adrienne Rossi, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

**CONDITIONS OF APPROVAL TENTATIVE PARCEL MAP 36114 – EA42374
ID-4, T4S, R5W, SECTION 22.**

This letter is in response to your letter dated September 28, 2010.

Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Compliance with water efficient landscape requirements for all model homes, in a residential subdivision, per the County of Riverside's Ordinance 348d, ARTICLE XIXf, section 19.304.
2. Western as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Guideline requirements for water conservation.
3. Developer's landscape architect is required to consult with Western's conservation team to review Western's landscape and irrigation requirements. Contact Western's Engineering Department for the review fee charge.
4. Developer to submit model home landscape plans for Western's review concurrently with the County of Riverside's submittal and Western's approval is required prior to a building permit being issued.
5. No water meter installations for model homes will be permitted unless the model home landscape plans have been reviewed and approved by Western.
6. Developer to include water conservation materials, supplied by Western, to buyers upon the sale of each dwelling unit within the development.
7. Developer to display water conservation materials, supplied by Western, inside the model homes.

8. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water and/or sewer plan layout to Western before formal submittal of Water and/or Sewer Improvement Plans.
9. Developer may be required to build water and/or sewer facilities according to Western's Master Plan.
10. Preliminary water and/or sewer plans shall show the following items:
 - a. Delineate all proposed water and/or sewer facilities within project boundaries. Include pipeline diameters and type of material.
 - b. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
 - c. Delineate all easements within project boundaries.
 - d. Delineate all proposed and existing lots, streets, and storm drains.
11. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water and/or Sewer Improvement Plans.
12. Water and/or Sewer Improvement Plans shall be designed per Western's Standard Specifications.
13. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated are at developer's expense.
14. Developer to pay all cost associated with preliminary review by Western at the time of review.
15. Water and/or Sewer Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
16. Contact Western's Development Services Department at (951) 789-5000 for further information.

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



TAMMY MARTIN
Engineering Technician

TM:sc

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Set ID# CC006052

CHECK ONE AS APPROPRIATE:

- TRACT MAP
 REVISED MAP
 PARCEL MAP

- MINOR CHANGE
 REVERSION TO ACREAGE
 AMENDMENT TO FINAL MAP

- VESTING MAP
 EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 3PM 36114

DATE SUBMITTED: 8/31/10

APPLICATION INFORMATION

Applicant's Name: FEN YONG E-Mail: Lakeshoreengineering@yahoo.com

Mailing Address: 31520B RAILROAD CANYON ROAD
CANYON LAKE, CA 92507
City State ZIP

Daytime Phone No: (951) 529-0366 Fax No: (951) 264-0042

Engineer/Representative's Name: SAME AS ABOVE E-Mail: ---

Mailing Address: _____
City State ZIP

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

Property Owner's Name: RALPH PAT. SHAW E-Mail: ---

Mailing Address: 21123 VIA LIAGO
PERRIS CA 92570
City State ZIP

Daytime Phone No: (951) 776-1577 Fax No: (951) 776-4850

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

EA42374 / CFG05736

Riverside Office · 4080 Lemon Street, 9th Floor
 P.O. Box 1409, Riverside, California 92502-1409
 (951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

FEN YONG
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Ralph Shaw
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Patricia Shaw
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 287-290-031

Section: 22 Township: AS Range: 5W

Approximate Gross Acreage: 5.00 ACRES

General location (cross streets, etc.): North of BAYLANKA, South of CAJALCO RD. East of LAKE MATTHEW'S DR West of VIA LIAGO

Thomas Brothers map, edition year, page number, and coordinates: 775, G-6 (2009)

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

ONE 5 AC LOT W/ EXIST HOME TO BE
SUBDIVIDED INTO TWO PARCELS FOR 2ND
SFA CONST.

Related cases filed in conjunction with this request:

NONE

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. 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 a copy: ONLY COMPACTION REPORT

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No ON-SITE SEWER (SANS S4)

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 2500 C.Y.

Estimated amount of fill = cubic yards 2500 C.Y.

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

Import _____ Export _____ Neither BALANCE SITE

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

N/A

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

N/A

How many anticipated truckloads?

N/A

truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 20,000 - sq. ft.

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

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both? NO

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Santa Ana River

Santa Margarita River

San Jacinto River

Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) [Signature]

Date 8/20/10

Owner/Representative (2) _____

Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		YES	NO
Project File No.			
Project Name:	TPM 36114		
Project Location:			
Project Description:			
Project Applicant Information:			
Proposed Project Consists of, or includes:			
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more. 3,000 SF DRIVE		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>¹Includes San Jacinto River watershed.</p> <p>²Land area is based on acreage disturbed.</p> <p>³The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.</p> <p>⁴The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.</p> <p style="text-align: center;">DETERMINATION: Circle appropriate determination.</p> <p>If any question answered "YES" Project requires a project-specific WQMP.</p> <p>If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>			

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Project File No.	
Project Name:	TPM 36114
Project Location:	
Project Description:	
Project Applicant Information:	

	YES	NO
Proposed Project Consists of, or includes: Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹ All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; and other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES"	Project requires a project-specific WQMP.
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:	TPN 36411	
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.		

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP. Projects within the Whitewater watershed may refer to Supplement A (of the Riverside County DAMPs) and the Supplement A Attachment. These documents are available on-line at:

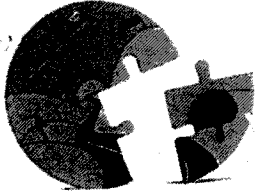
[http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP complete.pdf](http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP%20complete.pdf)
and,

[http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP Template Exhibit A-Word Format.doc](http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP%20Template%20Exhibit%20A-Word%20Format.doc)

http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/Supplement_A.pdf

http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/Supplement_A_Attachment.pdf

Noncompliance with Riverside County Ordinance No. 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



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.

Ralph Shaw 5/20/19
Property Owner(s) Signature(s) and Date

Patricia Shaw 5/20/19

Ralph Shaw
Printed Name of Owner

PATRICIA SHAW

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *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.

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.

**NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM**

DATE SUBMITTED: September 9, 2019

TO: Planning Commission Secretary

FROM: Dionne Harris

(Riverside)

E-Mail: dharris@rivco.org

PHONE No.: 951-955-6836

SCHEDULE FOR: November 4, 2019, Optional Hearing

10-Day Advertisement: Optional Hearing Notice for PM36114

TENTATIVE PARCEL MAP NO. 36114 – CEQA Exempt Section 15315 (Minor Land Division) – EA42374 – Applicant: Fen Yong - Engineer/Rep: Fen Yong - Owner: Ralph Shaw - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 Arce Minimum) – Location: Northerly of Via Barranca, southerly of Cajalco Road, easterly of Lake Mathews Drive and westerly of Via Liago – 5.01 Gross Acres – Residential Agricultural (R-A-2 ½) - REQUEST: - Project proposes a Schedule "H" subdivision of 5.01 gross acres into two (2) residential lots with a minimum lot size of 2.50 acres. - APN: 287-290-031 - Project Planner: Dionne Harris at (951)955-6836 or email dharris@rivco.org.

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- _____

Principal's signature/initials: _____

Date: _____

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (Confirmed to be less than 6 months old from date of preparation to hearing date)

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$ 3,504.62, as of 10/24/2019

CEQ Case # CFG05736 - Fee Balance: \$ 50.00 (Paid)

Estimated amount of time needed for Public Hearing: TBD (Min 5 minutes)

Controversial: YES NO

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 16, 2019,

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

APN (s) or case numbers PM36114 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

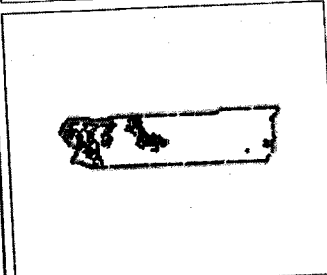
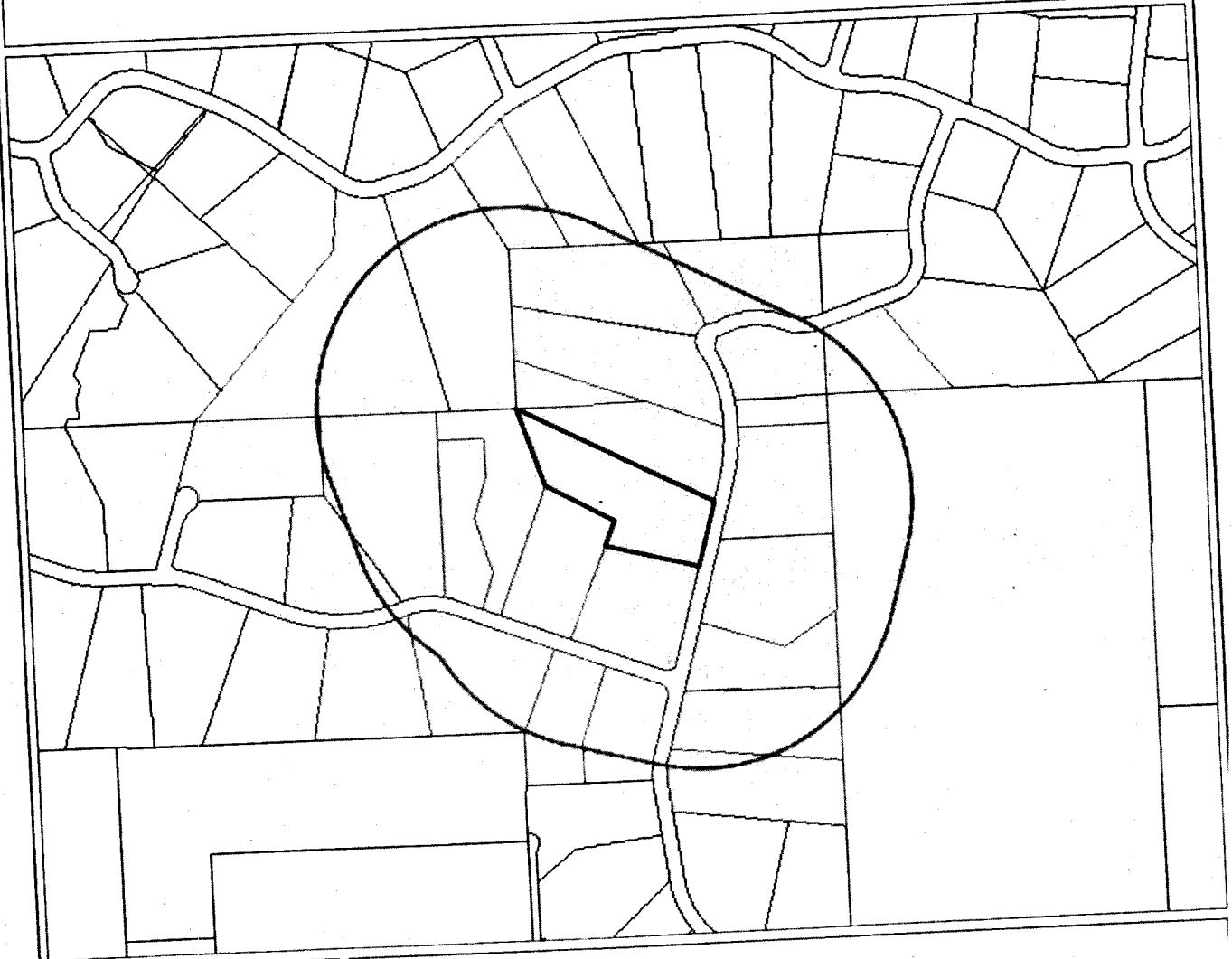
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PM36114 (1000 feet buffer)



- Legend**
- County Boundary
 - Cities
 - Parcels

Notes



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

REPORT PRINTED ON... 5/16/2019 9:31:16 AM

© Riverside County RC

287290042
HENRIETTA EBERE ANAKWENZE
10 SADDLE RD
RANCHO PALOS VERDES CA 90275

287290057
STEPHANIE PATRICIA BARDEN
1125 PAMPLONA DR
RIVERSIDE CA 92508

287290025
ERIC P BREWER
15715 VIA BARRANCA
PERRIS CA. 92570

287290005
LARRY F KROL
YVETTE M KROL
15720 VIA BARRANCA
PERRIS CA. 92570

287290006
JAMES C RILEY
LINDA MARIE RILEY
15740 VIA BARRANCA
PERRIS CA. 92570

287290026
CHARLES S HARRISON
15755 VIA BARRANCA
PERRIS CA. 92570

287290058
LAVERNE D KASIOREK
LYNDA JANN
RICHARD SCHULTZ

15785 VIA BARRANCA ST
PERRIS CA. 92570

287290030
JEREMY SULLIVAN
SHAUNA SULLIVAN
15820 VIA BARRANCA
PERRIS CA. 92570

287290059
SUSAN K PARKER
15833 VIA BARRANCA
PERRIS CA. 92570

287080009
CHIDOZIE C MBAGWU
15905 MULTIVIEW DR
PERRIS CA. 92570

287080010
JOSETTE A SABIN
LEONARD A SABIN
15949 MULTIVIEW DR
PERRIS CA. 92570

287080022
STEPHEN BAUMANN
DELORES BAUMANN
20845 PARK HILL DR
PERRIS CA 92570

287080021
RUSSELL W NORTH
KAREN A NORTH
20845 VIA LIAGO
PERRIS CA. 92570

287140017
MEHDI RAFFIEE SHIRAZI
20970 PARK HILL DR
PERRIS CA. 92570

287080024
RAFE JANIKOWSKI
KAREN JANIKOWSKI
20999 VIA LIAGO
PERRIS CA. 92570

287080019
GARY A BODENWEISER
JOANNE BASH
21025 VIA LIAGO
PERRIS CA. 92570

287290032
GARY A BODENWEISER
JOANNE BASH
21025 VIA LIAGO
PERRIS CA. 92570

287290003
IMAN LOUIS
21077 VIA DE AGUILA ST
PERRIS CA. 92570

287290031
RALPH D SHAW
PATRICIA J SHAW
21123 VIA LIAGO
PERRIS CA. 92570

287290043
CHARLES PETTINGER
DENISE PETTINGER
21208 VIA LAGO
PERRIS CA. 92570

287290044
JAMES S KENNY
NANCY C KENNY
21220 VIA LAGO
PERRIS CA. 92570

287290034
MICHAEL MURAD
21250 VIA LIAGO ST
PERRIS CA. 92570

287290035
KAYLYNN T TRAN
21350 VIA LIAGO
PERRIS CA. 92570

287080007
ROBERT FRIEDLAND
CAREEN FRIEDLAND
380 S SAN RAFAEL AVE
PASADENA CA 91105

287210037
MARLAND CO
444 S FLOWER ST STE 1200
LOS ANGELES CA 90071

287080023
RALPH J JOBELIUS
MARLENE M JOBELIUS
836 S AVOCADO ST
ANAHEIM CA 92805

287290029
FEDERICO O RODRIGUEZ
JIMMY RODRIGUEZ
920 VIA BLAIRO
CORONA CA 92879

287290056
ERICK RENE ZECENA
P O BOX 3125
SAN BERNARDINO CA 92413

**INVOICE (PLAN-CFG05736)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Yong Fen

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



26811 Hobie Cir, Ste 13
Murrieta, Ca 92562

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG05736	09/01/2010	09/01/2010	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG05736	0452 - CF&G TRUST: RECORD FEES	\$64.00
21123 Via Lago Perris,		SUB TOTAL \$64.00

TOTAL **\$64.00**

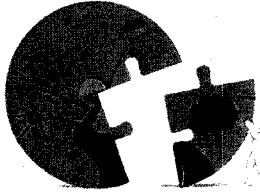
Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: PM36114

Project Location: Northerly of Via Barranca, southerly of Multiview Drive, easterly of Lake Mathews Drive and westerly of Via Liago

Project Description: Tentative Parcel Map No. 36114 proposes a Schedule "H" subdivision of 4.87 gross acres into two (2) residential single family lots with a minimum lot size of 2.50 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Fen Young, 26811 Hobie Circle, Suite 13, Murrieta, CA 92562

Exempt Status: (Check one)

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

Reasons why project is exempt: The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines, Section 15315 (Minor Land Divisions), as the project has been determined to be categorically exempt from CEQA. Section 15315 is a Class 15 exemption which supports the division of property when in an urbanized area zoned for residential, commercial or industrial uses, into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions would be required. All services and access to the proposed parcels are consistent with local standards and are available, the parcel has not been involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed subdivision is a two lot split on a parcel that has a zoning classification of Residential Agricultural (R-A) (2 1/2 Acre Minimum) and currently has a single-family residence. The proposed subdivision would create two legal parcels which will meet the Residential Agricultural (R-A) (2 1/2 Acre Minimum) development standards of Zoning Ordinance No. 348 and intended land uses of the Rural Community, Estate Density Residential (RC: EDR) land use designation, in the Lake Mathews/Woodcrest Area Plan. There is no grading proposed at this time. No variances or exceptions would be required. The project site has not been involved in a land division within the previous 2 years. All services and access are currently available to the proposed project site. The topography of the project site and surrounding area is flat. The project site is located in an urbanized area and is surrounded by residentially zoned property. The proposed subdivision meets the requirements of Section 15315.

Dionne Harris 951-955-6838
County Contact Person Project Planner Phone Number
Signature Title Date

Please charge deposit fee case#: ZEA No. 42374 ZCFG No. 05736 - County Clerk Posting Fee
Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY