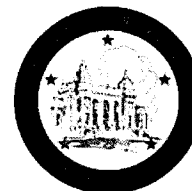


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 1.4
(ID # 11850)**

MEETING DATE:

Tuesday, February 25, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37634 –CEQA Exempt, Section 15315 (Minor Land Division) – Applicant: Mary Joyce Johnson – Engineer/Rep: Hacienda Development Solutions, Inc. – Fifth Supervisorial District – Lakeview Area – Lakeview/Nuevo Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 acre min.) – 7.54 Acres – Location: North of Yucca Avenue, east of Orange Street, south of Lakeview Avenue, and west of Sixth Street – Zoning: Residential Agriculture (R-A) REQUEST: A Schedule "H" subdivision of 7.54 gross acres into 4 single-family residential lots with a minimum lot size of 1.04 gross acres - APN: 426-150-005. District 5. [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

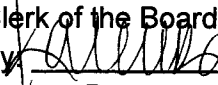
Charissa Leach, Assistant TLMA Director

2/3/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Jeffries 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: February 25, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project site is located within a 7.54 acre parcel that includes an existing residential dwelling. The existing single-family residence was permitted through Building Permit No. BRS162106, which allowed for a replacement single story residence with an attached garage and was finalized on March 19, 2018. There was a previous single-family residence located at the site of the currently existing residence, permitted in 1965 under Building Permit No. BZ130799 and demolished in 2016 under Building Permit No. BDE160082 to make way for the new currently existing home. Prior to the submittal of the application for this Tentative Parcel Map, an application was submitted for a Tentative Tract Map No. 37212 to subdivide the parcel into 12 single-family residential lots. TTM37212 was withdrawn on October 15, 2018, and the application for TPM37634 was submitted just over a week later.

The proposed subdivision is located within the Lakeview/Nuevo Area Plan with a land use designation of Community Development: Very Low Density Residential (VLDR), which allows for a minimum lot size of 1 acre. This Schedule "H" subdivision proposes four (4) single-family residential lots with a minimum lot size of 1.04 gross acres, which is consistent with the land use designation per the Lakeview/Nuevo Area Plan. There is no grading proposed at this time. The project site is surrounded by properties with a wide variety of land use designations including High Density Residential (HDR) to the north, Open Space Recreation (OS:R) to the northeast, Medium Density Residential (MDR) to the northwest, and Very Low Density Residential (VLDR) to the west, south, and east. In addition, the project site is also surrounded by properties with a zoning classification of SP Zone to the north, One Family Dwelling (R-1) to the northwest, and Residential Agricultural (R-A) to the west, east, and south.

The roads directly adjacent to the project site, Lakeview Ave to the north, Orange Street to the west, and 6th St to the east, all currently have existing street improvements. No additional street improvements have been imposed on the project. The project has been conditioned though, per the Transportation Department, so that all corner cutbacks shall be applied per Standard 805 or Ordinance No. 461.

Tentative Parcel Map No. 37634 was submitted to the County of Riverside on October 24, 2019.

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

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information


N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **DIRECTOR'S HEARING REPORT OF ACTION**
- B. **DIRECTOR'S HEARING STAFF REPORT**



Jason Farin, Senior Management Analyst 2/19/2020



**DIRECTOR'S HEARING
REPORT OF ACTIONS
NOVEMBER 18, 2019**

1.0 CONSENT CALENDAR:

NONE

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

NONE

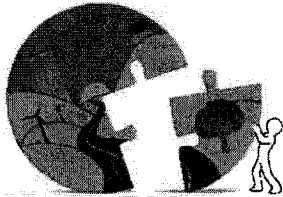
3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 TENTATIVE PARCEL MAP NO. 37634 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions Exemption) – CEQ180102 – Applicant: Mary Joyce Johnson – Engineer/Rep: Hacienda Development Solutions, Inc. – Fifth Supervisorial District – Lakeview Area – Lakeview/Nuevo Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – 7.54 Acres – Location: Northerly of Yucca Avenue, easterly of Orange Street, southerly of Lakeview Avenue, and westerly of Sixth Street – Zoning: Residential Agriculture (R-A) – **REQUEST:** A Schedule “H” subdivision of 7.54 gross acres into four (4) single-family residential lots with a minimum lot size of 1.04 gross acres. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org
- Staff Report Recommendation:**
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Tentative Parcel Map No. 37634, subject to the conditions of approval.
- Staff's Recommendation:**
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Tentative Parcel Map No. 37634, subject to the conditions of approval.
- Planning Director's Actions:**
FOUND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVED Tentative Parcel Map No. 37634, subject to the conditions.
- 3.2 TENTATIVE PARCEL MAP NO. 37783 – Exempt from the California Environmental Quality Act (CEQA) – EA40727 –** Applicant: Jose and Linda Garza – Engineering/Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley District Zoning – Eastern Coachella Valley Plan – Community Development: Estate Density Residential (CD-EDR) – Located: Southerly of Avenue 53, easterly of Jackson Street, and westerly of Calhoun Street – 8.75 Gross Acres – Zoning: Rural Residential (R-A) – **REQUEST:** A Tentative Parcel Map for a Schedule “H” subdivision of 8.75 gross acres into four (4) parcels. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.com
- Staff Report Recommendation:**
FOUND the project exempt from the California Environmental Quality Act ; and
APPROVE Tentative Parcel Map No. 37783, subject to the conditions of approval.
- Staff's Recommendation:**
FOUND the project exempt from the California Environmental Quality Act ; and
APPROVE Tentative Parcel Map No. 37783, subject to the conditions of approval.
- Planning Director's Actions:**
FOUND the project exempt from the California Environmental Quality Act (CEQA) ; and
APPROVED Tentative Parcel Map No. 37783, subject to the conditions of approval as modified at hearing.

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

NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.


3.1

Director's Hearing: November 18, 2019

PROPOSED PROJECT

Case Number(s): TPM37634
CEQA Exempt Section 15061(b)(3), 15315
Area Plan: Lakeview/Nuevo
Zoning Area/District: Lakeview Area
Supervisory District: Fifth District
Project Planner: Gabriel Villalobos
Project APN(s): 426-150-005

Applicant(s):
Mary Joyce Johnson
Representative(s):
Jesse Alvarez


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37634 is a Schedule "H" subdivision of 7.54 gross acres into four (4) single-family residential lots with lot sizes ranging from a minimum of 1.04 gross acres to a maximum of 2.40 gross acres (the "project"). The project is located north of Yucca Avenue, east of Orange Street, south of Lakeview Avenue, and west of Sixth Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions Exemption) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37634, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR) (1 ac min.)
Proposed General Plan Land Use Designation:	N/A

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

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	7.54	
Existing Building Area (SQFT):	2,700	
Proposed Building Area (SQFT):	N/A	
Proposed Minimum Lot Size:	1.04	1
Total Proposed Number of Lots:	4	
Map Schedule:	H	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Single family		2 spaces/dwelling unit	2	N/A
TOTAL:				

Located Within:

City's Sphere of Influence:	No – Not in a city sphere
-----------------------------	---------------------------

Community Service Area ("CSA"):	Yes – #146, #152
Special Flood Hazard Zone:	No – Outside floodplain
Agricultural Preserve:	No – Not in an Agricultural Preserve
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No – Not in a Fault Zone
Fire Zone:	No – Not in a Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No – Not in a Criteria Cell
CVMSHCP Conservation Boundary:	No – Not in a Conservation Boundary
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within the SKR Fee Area
Airport Influence Area ("AIA"):	No – Not in an Airport Influence Area

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site is located within a 7.54 acre parcel that includes an existing residential dwelling. The existing single-family residence was permitted through Building Permit No. BRS162106, which allowed for a replacement single story residence with an attached garage and was finalized on March 19, 2018. There was a previous single-family residence located at the site of the currently existing residence,

permitted in 1965 under Building Permit No. BZ130799 and demolished in 2016 under Building Permit No. BDE160082 to make way for the new currently existing home. Prior to the submittal of the application for this Tentative Parcel Map, an application was submitted for a Tentative Tract Map No. 37212 to subdivide the parcel into 12 single-family residential lots. TTM37212 was withdrawn on October 15, 2018 and the application for TPM37634 was submitted just over a week later.

The proposed subdivision is located within the Lakeview/Nuevo Area Plan with a land use designation of Community Development: Very Low Density Residential (VLDR), which allows for a minimum lot size of 1 acre. This schedule "H" subdivision proposes four (4) single-family residential lots with a minimum lot size of 1.04 gross acres, which is consistent with the land use designation per the Lakeview/Nuevo Area Plan. There is no grading proposed at this time. The project site is surrounded by properties with a wide variety of land use designations including High Density Residential (HDR) to the north, Open Space Recreation (OS:R) to the northeast, Medium Density Residential (MDR) to the northwest, and Very Low Density Residential (VLDR) to the west, south, and east. In addition, the project site is also surrounded by properties with a zoning classification of SP Zone to the north, One Family Dwelling (R-1) to the northwest, and Residential Agricultural (R-A) to the west, east, and south.

The roads directly adjacent to the project site, Lakeview Ave to the north, Orange St to the west, and 6th St to the east, all currently have existing street improvements. No additional street improvements have been imposed on the project. The project has been conditioned though, per the Transportation Department, so that all corner cutbacks shall be applied per Standard 805 or Ordinance No. 461.

Tentative Parcel Map No. 37634 was submitted to the County of Riverside on October 24, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15315, as the project has been determined to meet all qualifications as set forth in Section 15315 (Minor Land Divisions). Section 15315 requires that the division of property be in an urbanized area zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed subdivision will be into four parcels on a site that has a zoning classification of Residential Agricultural (R-A) and is currently developed with one existing single-family residence located on Parcel 1 in the northwestern portion of the proposed subdivision. The project will create four legal parcels which will meet the Residential Agricultural (R-A) development standards as set forth in Ordinance No. 348 and allowable land uses for the Very Low Density Residential (VLDR) land use designation as set forth in the Lakeview/Nuevo Area Plan. There is no proposed grading at this time. The proposed project is consistent with the General Plan and Ordinance No. 348. No variances or exceptions would be required. The project site has not been involved in a land division within the previous 2 years as the previous tentative tract map application was withdrawn from the county. All services and access are currently available to the proposed project site. The topography of the project site and surrounding area is relatively flat and the parcel does not have an average slope greater than 20 percent. In regards to the location being within an "urbanized" area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as

"urbanized". Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The City of Hemet is located approximately 6 miles to the southeast and has a population of 78,657 people (2010 Census) and the City of Menifee located approximately 5 miles south has a population of 77,519 people (2010 Census). As stated above, the project site is located in a developed area and is surrounded by residentially zoned property. Staff has determined that the proposed subdivision meets the requirements of Section 15315, as well as, Section 15061 (b)(3), the common sense exemption, as the project has no possibility of having a significant effect on the environment as it is only a parcel map subdivision with no proposed grading or construction.

There are no specific or general exceptions to the use of the exemption pursuant to State CEQA Guidelines section 15300.2. The project will not result in any impacts to scenic resources; is not located on a site listed on any hazardous waste and substance facilities lists; would not impact any historic resources; will not result in any cumulative impacts; and there is no reasonable possibility of a significant effect on the environment due to unusual circumstances.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a Foundation Component of Rural Community and a General Plan Land Use Designation of Very Low Density Residential (VLDR) which allows for single-family detached residences on large parcels of 1 to 2 acres. The VLDR land use designation provides for the development of detached single-family residential dwelling units and ancillary structure on large parcels, and encourages equestrian and other animal-keeping uses, as well as agriculture and small scale commercial uses. The project, as proposed, is dividing the existing 7.54-acre parcel into 4 smaller residential parcels, with a minimum lot size of 1.04 acres.
2. The project site has a Zoning Classification of Residential Agricultural (R-A), which is consistent with the Riverside County General Plan Land Use Designation of VLDR in which it is located. The R-A zone allows various animal keeping and agricultural uses, as well as single-family residential dwelling units. The proposed project is consistent with the allowable uses within the R-A zone.

Entitlement Findings:

Tentative Parcel Map No. 37634 is a Schedule "H" parcel map division proposal to subdivide 7.54 acres into 4 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

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

Plan land use designation of Very Low Density Residential (VLDR) and zoning of Residential Agricultural (R-A) pursuant to Ordinance No. 348 in the immediate area. In addition, the project is consistent with the General Plan land use designation of Very Low Density Residential, as specified in the Lakeview/Nuevo Area plan, as the proposed project provides for the development of detached single-family residential dwelling units on large parcels of 1 to 2 acres. The project is not located within an approved Specific Plan.

2. The site of the proposed land division is physically suitable for the type of development, as the site meets all development standards per the R-A zoning classification including lot size and setback requirements. In addition, the topography of the site is flat and the existing roads and infrastructure services are accessible.
3. The site of the proposed land division is physically suitable for the proposed density of the development, because the size and shape of the proposed lots are consistent with the General Plan land use designation of Very Low Density Residential (VLDR) and meet the minimum criteria of 1 acre per lot. The proposed project will result in an overall density of 1 dwelling per 1 to 2 acres and will not result in an increase in density than what is permissible per the General Plan.
4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed project is deemed exempt from CEQA per Section 15315 (Minor Land Divisions) and has no direct impact on the natural environment as the surrounding area is already developed.
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the proposed subdivision does not drastically increase volume of traffic into and out of the neighborhood. In addition, air quality is not likely to substantially change due to development.
6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "H" Map.
 - a. Streets – no additional street improvements are required due to already existing street improvements.
 - b. Street Improvement Plans – no additional street improvements are required due to already existing street improvements.
 - c. Other Improvements – domestic water shall be provided by the Nuevo Water Company, fire protection facilities are already existing and protection services shall be provided by the Riverside County Fire Department and electrical and communication facilities shall be provided by Southern California Edison and Verizon.
 - d. Sewage Disposal – no sewage disposal system is proposed, project conditioned by Environmental Health to provide Onsite Wastewater Treatment Systems (OWTS) plans and percolation report prior to building permit issuance.
 - e. Agricultural Lands – project site not located within agricultural lands.
 - f. Exceptions – no proposed street construction, not applicable.
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the subdivision does not include specific plans for the ultimate development of the property or construction.

8. The lots or parcels as shown on the Tentative Parcel Map are consistent with the minimum size allowed by the project site's Zoning Classification of Residential Agriculture (R-A) under Ordinance No. 348, which requires a minimum lot size of 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet.

Development Standards Findings:

Per Section 6.52 of Ordinance No. 348, the minimum lot size shall be no less than 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet. This project meets those standards as the square footage of any parcel is no less than 1 acre or 43,560 square feet, the width of any parcel is no less than 100 feet and the depth of any parcel is no less than 150 feet.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
 - a. The project was routed to the Environmental Programs Department (EPD) for review and a Multiple Species Habitat Conservation Plan (MSHCP) Consistency analysis was requested by the department. EPD reviewed the document and determined that the project area does not traverse riparian/riverine and vernal pool habitats as defined by the MSHCP. The report also concluded that there is suitable habitat for occupation by burrowing owl (BUOW) present in the project area but none were observed through focused surveys conducted. As a result, a pre-construction BUOW survey has been conditioned (COA: 060 – Planning-EPD.1) and must be completed 30 days or less prior to the initiation of construction to ensure no BUOW are observed onsite. In addition, a Nesting Bird Survey (COA: 060 – Planning-EPD.2) condition was also added to the case in the event habitat or structures that support nesting birds must be cleared during the nesting season (February 15th through August 31st). These are standard conditions for any project located within the MSHCP and does not represent mitigation pursuant to CEQA.
2. The project site is not located within a City Sphere of Influence.
3. The project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
4. AB 52 / SB 18 – the project is CEQA exempt per Section 15315, and as such, AB52 consultation is 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.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required

to be conserved under the SKRHCP. This is a standard condition for any similar project within the SKRHCP fee area and does not represent mitigation pursuant to CEQA.

7. The project was routed to the Riverside County Flood Control department for review and it was determined that except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage and as such, new construction should comply with all applicable ordinances.

Fire Findings:

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

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

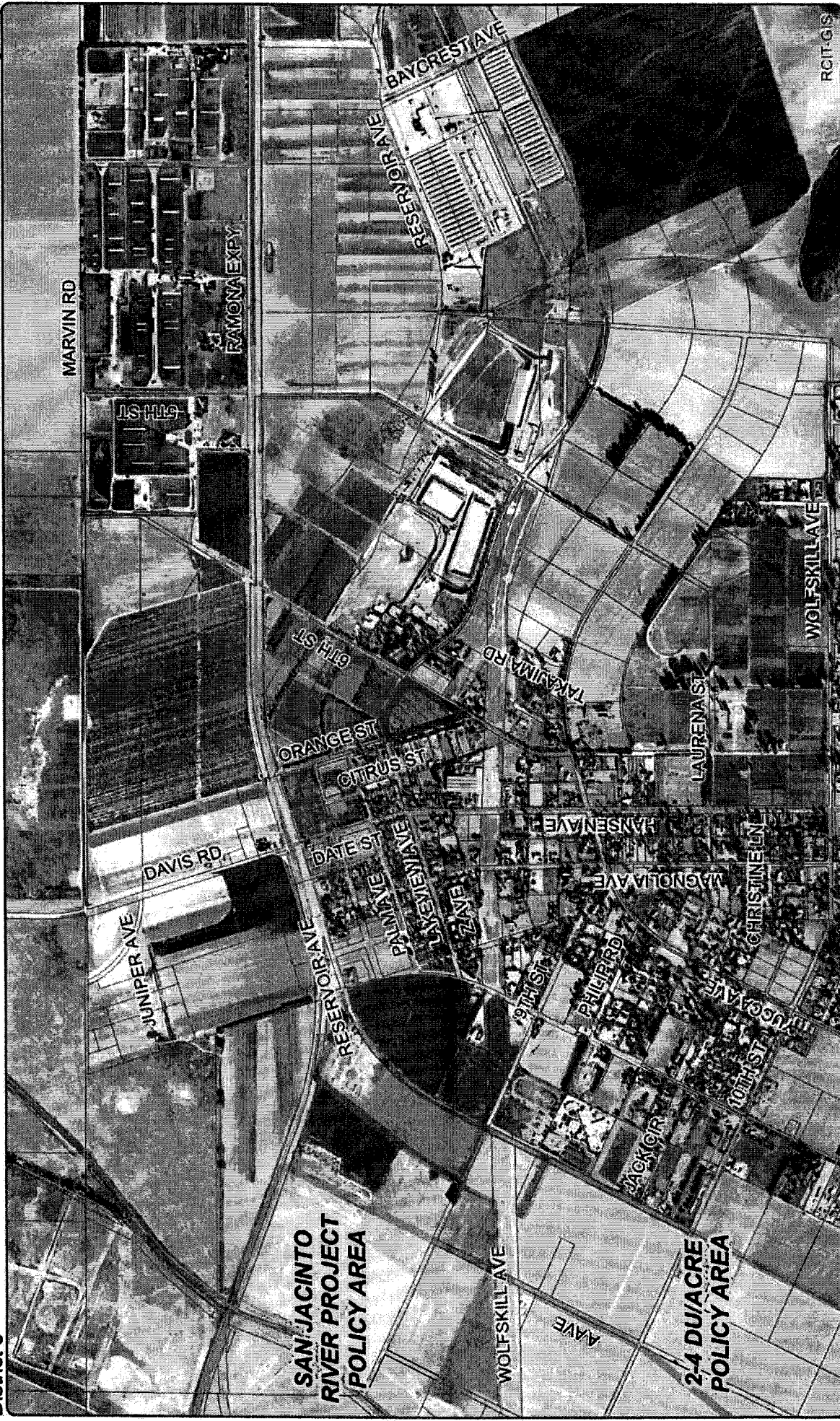
APPEAL INFORMATION

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07692 PM35849
VICINITY/POLICY AREAS**

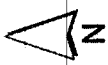
Supervisor Stone
District 3

Date Drawn: 10/24/13
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



RCIT-GIS: On October 7, 2009, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for in the existing zoning. The former designations in this vicinity map are provided for information only. For more information, please contact the Riverside County Planning Department at (951) 955-5877 (Riverside County) or visit the website at www.rcit-gis.com.

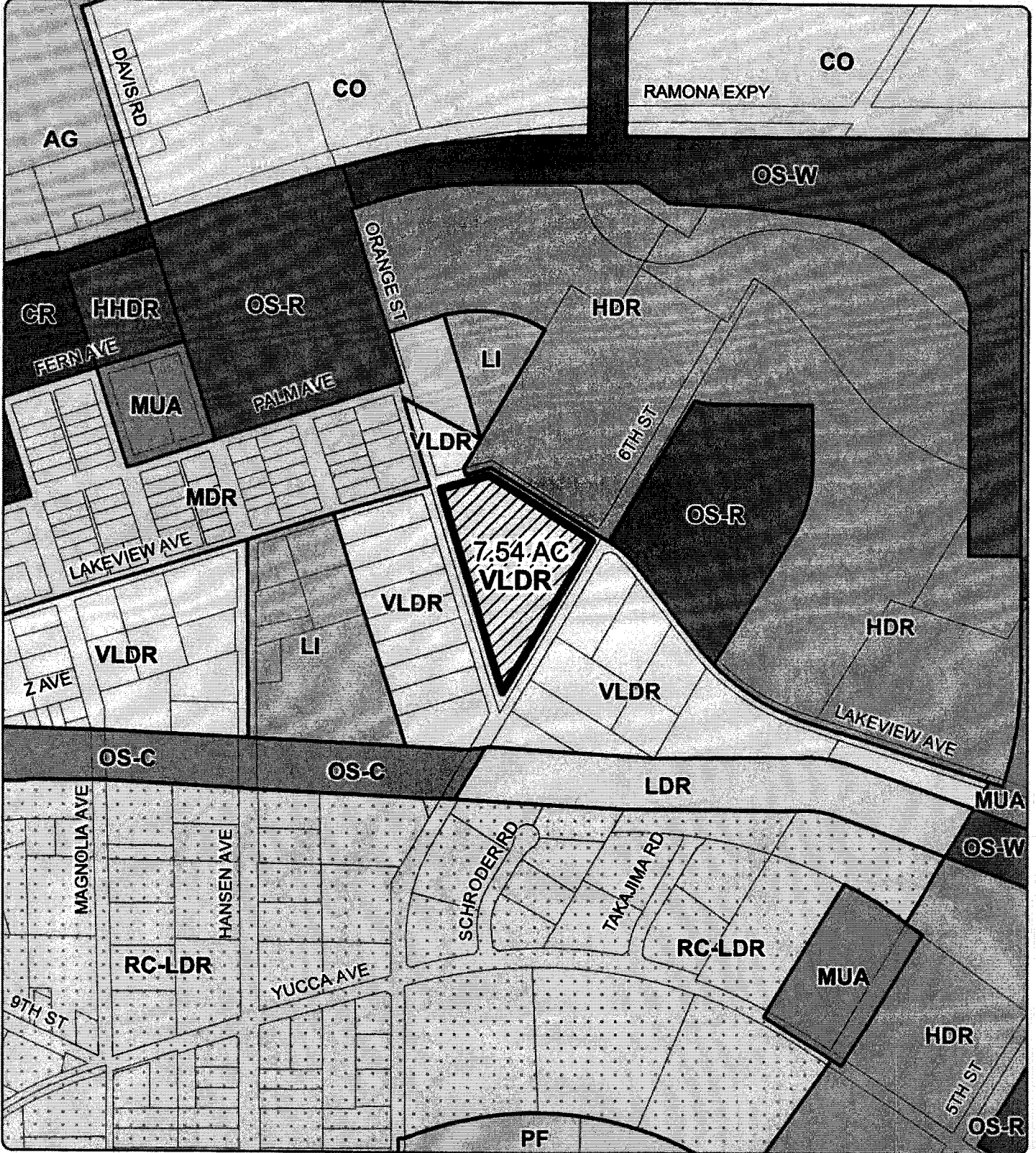
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37634 CEQ180102

EXISTING GENERAL PLAN

Supervisor: Hewitt
District 5

Date Drawn: 10/07/2019
Exhibit 5



Zoning Area: Lakeview

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctfdma.org>

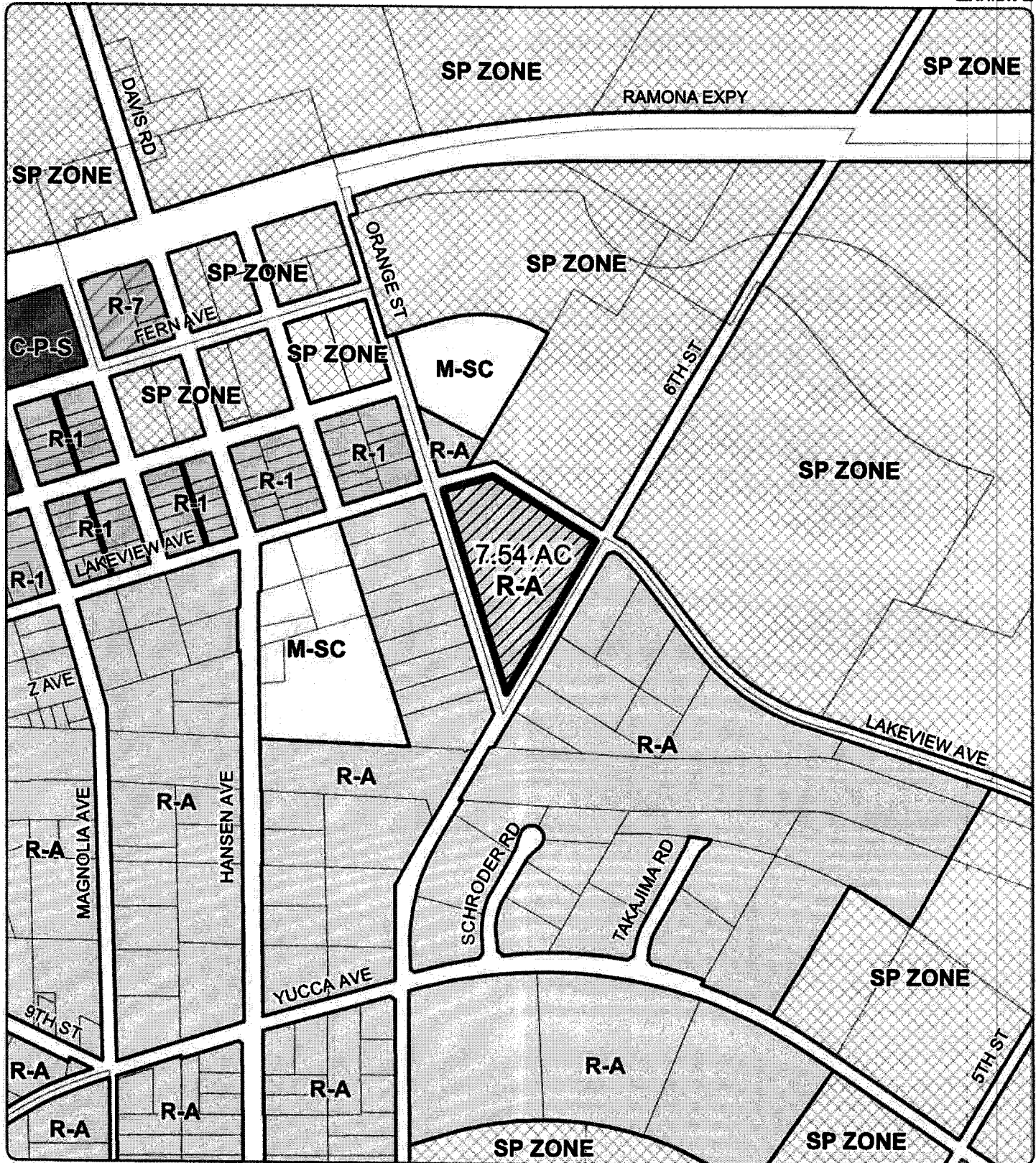
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37634 CEQ180102

EXISTING ZONING

Supervisor: Hewitt
District 5

Date Drawn: 10/07/2019
Exhibit 2



Zoning Area: Lakeview

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

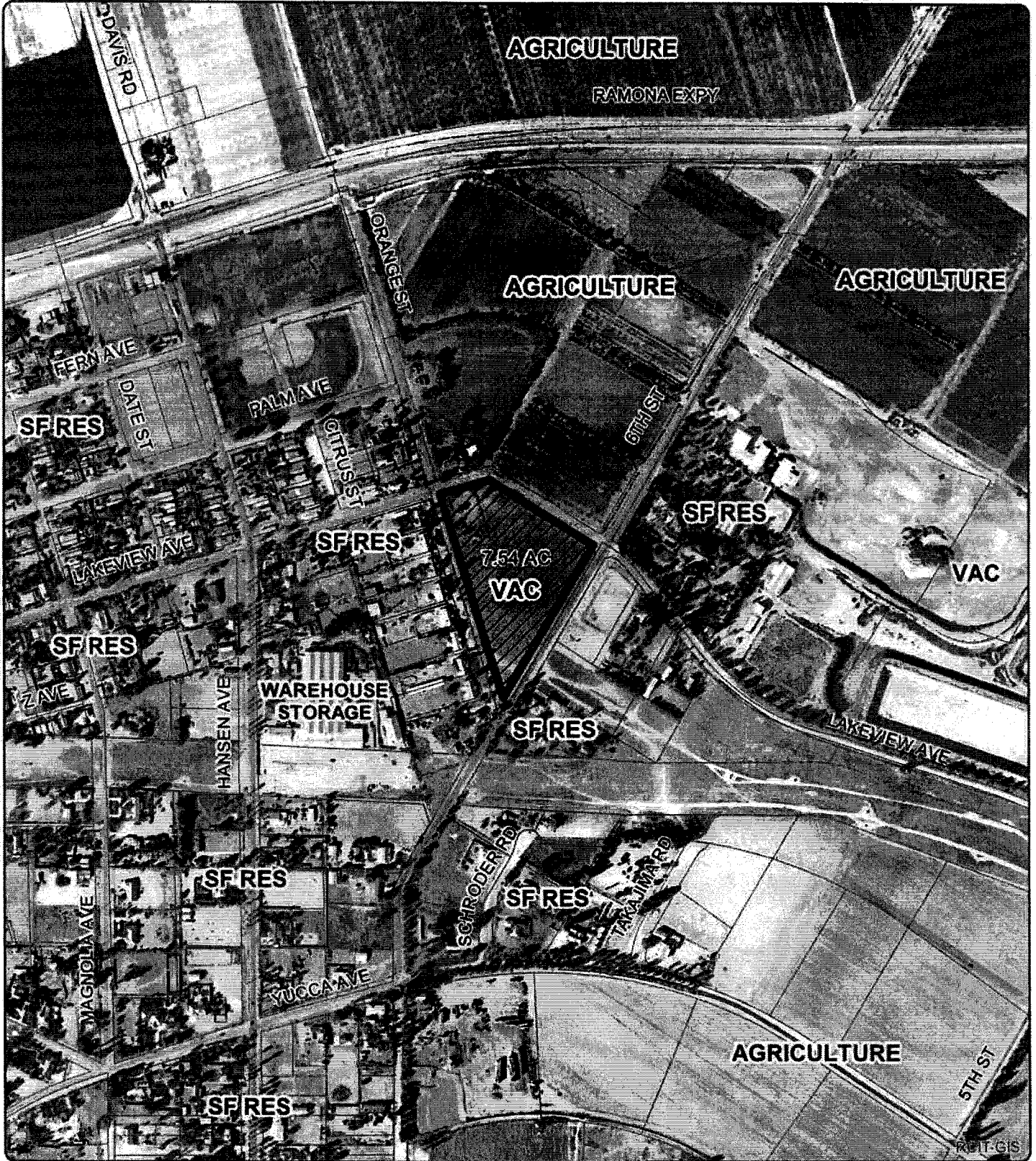
TPM37634 CEQ180102

LAND USE

Supervisor: Hewitt
District 5

Date Drawn: 10/07/2019

Exhibit 1

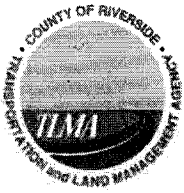


Zoning Area: Lakeview

Author: Vinnie Nguyen

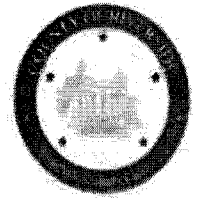


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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



10/22/19, 5:22 pm

TPM37634

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37634. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37634) 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. 37634 is a Schedule "H" subdivision of 7.54 gross acres into four (4) single-family residential lots with lot sizes ranging from a minimum of 1.04 gross acres to a maximum of 2.40 gross acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED Tentative Parcel Map No. 37634, Exhibit A (Site Plan), dated October 2018.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 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. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents and additional information by applicant's representative submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1

ECP COMMENTS (cont.)

of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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

Fire

Fire. 1

Gen - Fire

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

Flood. 1

Flood Hazard Report

Tentative Parcel Map (TPM) 37634 proposes a Schedule H subdivision of 7.5 gross acres into four (4) single-family residential lots. The site is located in the Lakeview/Nuevo Area Plan, north of Yucca Avenue, east of Orange Street, South of Lakeview Avenue, and west of Sixth Street.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The site is located within the bounds of the Lakeview-Nuevo 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 \$2,093 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

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

Planning

Planning. 1 General – 90 Days to Protest

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

Planning. 2 General – Causes for Revocation

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

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

Planning. 3 General – Ceased Operations

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

Planning. 4 General – Comply with Ordinances/Codes

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

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

Planning. 5 General – Hold Harmless

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TPM37634 or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

General – 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 TPM37634, 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. 6

General – Human Remains

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

Planning. 7

General – Review Fees

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 **General – Unanticipated Resources (cont.)**

Planning. 8 **General – Unanticipated Resources**

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

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

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

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

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

Planning-CUL

Planning-CUL. 1 **If Human Remains Found**

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

Planning-CUL. 2 **Unanticipated Resources**

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

(documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

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

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

Transportation

Transportation. 1

General Conditions

1. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

2. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

3. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

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

Waste Resources

Waste Resources. 1

Waste General

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

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

Plan: TPM37634

Parcel: 426150005

50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

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

NOTICE OF DRAINAGE FEES "Notice is hereby given that this property is located in the Lakeview/Nuevo 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, by 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 Submit ECS & Final Map Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 Prepare a Final Map Not Satisfied

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

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

Survey

050 - Survey. 1 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 Corner Cut-back Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

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

Plan: TPM37634

Parcel: 426150005

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION (cont.) Not Satisfied

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

TPM 37634 is located within the boundaries of the Lakeview/Nuevo Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 2093 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

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

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED (cont.) Not Satisfied

will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 2 SUBMIT WQMP IF REQUIRED Not Satisfied

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

More information can be found at the following website. <http://rcflood.org/npdes/>

Plan: TPM37634

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT WQMP IF REQUIRED (cont.) Not Satisfied

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT 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.

If no grading is proposed or required, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

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

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

1. Submitting a "Wet Signed" copy of the 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 and Safety Department clearance.

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

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

080 - E Health. 2 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required.

080 - E Health. 3 Water Will Serve Not Satisfied

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

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

TPM 37634 is located within the boundaries of the Lakeview/Nuevo Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 ADP Fee - Map (cont.) Not Satisfied

Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 2093 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning

080 - Planning. 1 School Mitigation Not Satisfied

Impacts to the Nuview Union & Perris Union High Unified School District(s) shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 SUBMIT WQMP IF REQUIRED 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), as a single PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.
<http://rcflood.org/npdes/>

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.

Plan: TPM37634

Parcel: 426150005

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 **PRECISE GRADE APPROVAL (cont.)** Not Satisfied

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

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

Planning

090 - Planning. 1 **Map - Quimby Fees** Not Satisfied

The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from County Service Area Nos. 146 & 152.

Transportation

090 - Transportation. 1 **LAKEVIEW/NUEVO FUNDING** Not Satisfied

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

090 - Transportation. 2 **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 the BMPs are established with a BMP maintenance agreement.

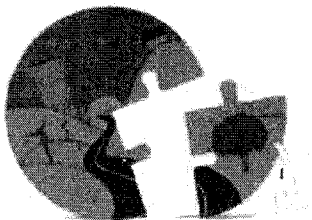
090 - Transportation. 3 **WRCOG TUMF** Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 **Waste Reporting Form and Receipts** Not Satisfied

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: November 13, 2018

TO:

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

Riv. Co. Waste Resources Management Dept.
County Service Area No. 146 c/o EDA
Nuvview/Romoland Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: 5th District
Planning Commissioner: 5th District
Nuvview Union & Perris Union High
Nuevo Water Company

Southern California Edison Co. (SCE)
Southern California Gas Co.
Telephone: Verizon
Cable T.V.: Verizon
Santa Ana Reg. Water Quality Control Board
South Coast Air Quality Management District

TENATIVE PARCEL MAP NO. 37634 – CEQ180102 – Applicant: Mary Joyce Johnson – Engineer/Rep: Hacienda Development Solutions Inc. – Fifth Supervisorial District – Lakeview Area – Lakeview/Nuevo Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 ac min.) – 7.54 Acres – Location: North of Yucca Avenue, East of Orange Street, South of Lakeview Avenue, and west of Sixth Street – Zoning: Residential Agriculture (R-A) **REQUEST:** a Schedule "H" subdivision of 7.54 gross acres into 4 single-family residential lots - APN: 426-150-005. **BBID: 219-146-127**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on December 6, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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

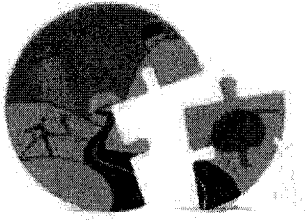
Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

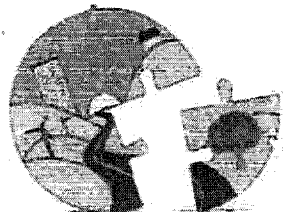
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



0000 1010 T P M 3 10 09
CEA 180102

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: MARY JOYCE JOHNSON

Contact Person: JESSE ALVAREZ E-Mail: jessealvarez76@gmail.com

Mailing Address: 1410 CARMELO DRIVE, # 11

OCEANSIDE Street 92054
CA State ZIP
City State ZIP

Daytime Phone No: (951) 330-6511 Fax No: ()

Engineer/Representative Name: HACIENDA DEVELOPMENT SOLUTIONS INC

Contact Person: SERGIO VAZQUEZ E-Mail: sergio@haciendads.com

Mailing Address: 75 W. NUEVO ROAD, SUITE E-307

PERRIS Street 92571
CALIFORNIA State ZIP
City State ZIP

Daytime Phone No: (951) 623-0287 Fax No: ()

Property Owner Name: MARY JOYCE JOHNSON

Contact Person: JESSE ALVAREZ E-Mail: jessealvarez76@gmail.com

Mailing Address: 1410 CARMELO DRIVE, # 11

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

OCEANSIDE

City

Street

CALIFORNIA

State

92054

ZIP

Daytime Phone No: (951) 330-6511

Fax No: () _____

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MARY JOYCE JOHNSON

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 426-150-005

Approximate Gross Acreage: 7.54

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of YUCCA AVE, South of LAKEVIEW AVE, East of ORANGE ST, West of SIXTH ST

SUBDIVISION PROPOSAL:

Map Schedule: H Minimum Developable Lot Size: 43,560sq ft
Number of existing lots: 1 Number of proposed developable lots: 4
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

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

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

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

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

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

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

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

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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: MARY JOYCE JOHNSON

Address: 1410 CARMELO DR. #11, OCEANSIDE CA 92054

Phone number: (951) 330-6511

Address of site (street name and number if available, and ZIP Code): 31411 E LAKEVIEW AVE. 92567

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 426-150-005

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

Regulatory Identification number: _____

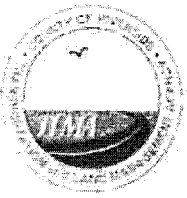
Date of list: _____

Applicant: *Mary J Johnson*

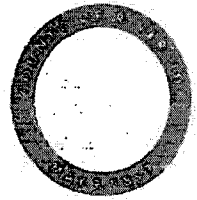
Date 10-16-18

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

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



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



Juan C. Perez
Agency Director

Patricia Romo
Assistant Director
Transportation Department

Juan C. Perez
Interim Planning Director
Planning Department

Mike Lara
Building & Safety Official
Building & Safety Department

Greg Flannery
Code Enforcement Official
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

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

and MARY JOYCE JOHNSON hereafter "Applicant" and MARY JOYCE JOHNSON "Property Owner".

Description of application/permit use:

PROPOSE A SUBDIVISION OF 7.54 ACRES OF LAND INTO 4 INDIVIDUAL LOTS

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

Section 1. Deposit-based Fees

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

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

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessor's Parcel Number(s): 426-150-005
Property Location or Address: 31411 E LAKEVIEW AVE. NUEVO CA 92567

2. PROPERTY OWNER INFORMATION:

Property Owner Name: MARY JOYCE JOHNSON Phone No.: (951)330-6511
Firm Name: N/A Email: _____
Address: 11410 CARMELO DRIVE, #11, OCEANSIDE CA 92054

3. APPLICANT INFORMATION:

Applicant Name: MARY JOYCE JOHNSON Phone No.: (951)330-6511
Firm Name: N/A Email: _____
Address (if different from property owner) _____

4. SIGNATURES:

Signature of Applicant: Mary J. Johnson Date: 10-16-2018

Print Name and Title: MARY J. JOHNSON owner

Signature of Property Owner: Mary J. Johnson Date: 10-16-18

Print Name and Title: MARY J. JOHNSON owner

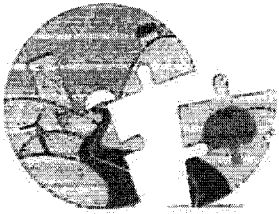
FOR COUNTY OF RIVERSIDE USE ONLY

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

Print Name and Title: _____

Application or Permit #(s) _____

Set#: _____ Application Date _____



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.

Mary Johnson 10-16-18
Property Owner(s) Signature(s) and Date

MARY J. JOHNSON
PRINTED NAME of Property Owner(s)

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

TENATIVE PARCEL MAP NO. 37634 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions Exemption) – CEQ180102 – Applicant: Mary Joyce Johnson – Engineer/Rep: Hacienda Development Solutions, Inc. – Fifth Supervisorial District – Lakeview Area – Lakeview/Nuevo Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – 7.54 Acres – Location: Northerly of Yucca Avenue, easterly of Orange Street, southerly of Lakeview Avenue, and westerly of Sixth Street – Zoning: Residential Agriculture (R-A) – **REQUEST:** A Schedule "H" subdivision of 7.54 gross acres into four (4) single-family residential lots with a minimum lot size of 1.04 gross acres.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **NOVEMBER 18, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6035 or email at gvillalo@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 07, 2019,

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

APN (s) or case numbers TPM37634 / CEQ180102 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TPM37634 / CEQ180102 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 10/7/2019 11:24:13 AM

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426150008
NUEVO DEV CO
1156 N MOUNTAIN AVE
UPLAND CA 91786

426150006
ROBERT OCHOA
MOLLY OCHOA
19710 ORANGE ST
LAKEVIEW CA. 92550

426106016
JULIA R SERNA
19767 ORANGE ST
LAKEVIEW CA 92567

426106012
MANUEL SERNA
STELLA SERNA
19767 ORANGE ST
NUEVO CA. 92567

426106020
FRANK MARTINEZ
KRISTEN K MARTINEZ
19788 CITRUS ST
LAKEVIEW CA 92567

426122009
AMADOR FERNANDEZ
19815 ORANGE ST
NUEVO CA. 92567

426122010
RODOLFO BECERRA
19825 ORANGE ST
NUEVO CA. 92567

426122012
SAUL MENDEZ
19845 ORANGE ST
NUEVO CA. 92567

426140045
MARY JOYCE JOHNSON
19856 ORANGE ST
NUEVO CA 92567

426150005
MARY JOYCE JOHNSON
19865 ORANGE ST
NUEVO CA 92567

426140046
ALFONSO MENDOZA
ALICIA MENDOZA
19875 ORANGE ST
NUEVO CA. 92567

426140047
JOSE LEOS
PATRICIA LEOS
19885 ORANGE ST
NUEVO CA. 92567

426140023
GERALD J NORMAN
19940 HANSEN AVE
NUEVO CA. 92567

426160037
WANDA SUE ARMSTRONG
19950 6TH ST
NUEVO CA. 92567

426140043
GILBERT GRANILLO
19965 ORANGE ST
NUEVO CA 92567

426160038
PATRICK M CONATSER
23096 SKY MESA RD
HOMELAND CA 92548

426106010
ALBINO SERNA
ESPERANZA SERNA
23321 GONDOR DR
LAKE FOREST CA 92630

426106011
FRANK MARTINEZ
KRISTEN K MARTINEZ
29788 CITRUS ST
LAKEVIEW CA 92567

426160050
NUEVO MUTUAL WATER COMPANY
30427 11TH ST
NUEVO CA 92567

426106019
BENTON J LOYD
MARIA ELIZABETH LOYD
31254 ELECTRIC AVE
NUEVO CA 92567

426122002
JOEL PELAYO
MARIA D PELAYO
31285 E LAKEVIEW AVE
LAKEVIEW CA. 92550

426122004
JOEL PELAYO
MARIA D PELAYO
31285 E LAKEVIEW AVE
NUEVO CA 92567

426150007
ROBERTO DURAN
DIANA R DURAN
31400 LAKEVIEW AVE
NUEVO CA. 92567

426160056
MARTIN GOMEZ OCHOA
31945 LAKEVIEW AVE E
NUEVO CA. 92567

426160052
ANTHONY VEGA CORNEJO
3590 RANCH ST
PERRIS CA 92571

426106021
FRANKLIN SERNA
41556 WHITTIER AVE
HEMET CA 92544

426122011
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OLGA GUTIERREZ
P O BOX 1069
NUEVO CA 92567

426140044
JAMES V OLIVAS
CHRISTINE OLIVAS
P O BOX 382
NUEVO CA 92567

426140038
MWD
P O BOX 54153
LOS ANGELES CA 90054

426106007
GUADALUPE LOPEZ
MARY J LOPEZ
P O BOX 85
LAKEVIEW CA 92567

426106018
MARY JESSIE LOPEZ
GUADALUPE LOPEZ
PO BOX 284
NUEVO CA 92567

426160047
FRED J PETERS
MARY K MILLER
PO BOX 847
NUEVO CA 92567

Applicant/Owner:

Mary Joyce Johnson
c/o Jesse Alvarez
19735 Orange St.
Nuevo, CA 92567

Applicant/Owner:

Mary Joyce Johnson
c/o Jesse Alvarez
19735 Orange St.
Nuevo, CA 92567

Engineer/Rep:

Hacienda Development Solutions Inc.
c/o Sergio Vazquez
75 W. Nuevo Road, Suite E-307
Perris, CA 92571

Engineer/Rep:

Hacienda Development Solutions Inc.
c/o Sergio Vazquez
75 W. Nuevo Road, Suite E-307
Perris, CA 92571

Owner:

Mary Joyce Johnson
1410 Carmelo Drive #11
Oceanside, CA 92054

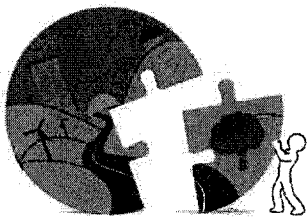
Owner:

Mary Joyce Johnson
1410 Carmelo Drive #11
Oceanside, CA 92054

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Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



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
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
Riverside, CA 92502-1409

Project Title/Case No.: Tentative Parcel Map No. 37634 (TPM37634)

Project Location: 19814 Orange St, Nuevo, CA 92567

Project Description: a Schedule "H" subdivision of 7.54 gross acres into 4 single-family residential lots with a minimum lot size of 1.04 gross acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Mary Joyce Johnson, 1410 Carmelo Drive #11, Oceanside, CA 92054

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15315, Sec. 15061(b)(3))
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15315, as the project has been determined to meet all qualifications as set forth in Section 15315 (Minor Land Divisions). Section 15315 requires that the division of property be in an urbanized area zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed subdivision will be into four parcels on a site that has a zoning classification of Residential Agricultural (R-A) and is currently developed with one existing single-family residence located on Parcel 1 in the northwestern portion of the proposed subdivision. The project will create four legal parcels which will meet the Residential Agricultural (R-A) development standards as set forth in Ordinance No. 348 and allowable land uses for the Very Low Density Residential (VLDR) land use designation as set forth in the Lakeview/Nuevo Area Plan. There is no proposed grading at this time. The proposed project is consistent with the General Plan and Ordinance No. 348. No variances or exceptions would be required. The project site has not been involved in a land division within the previous 2 years as the previous tentative tract map application was withdrawn from the county. All services and access are currently available to the proposed project site. The topography of the project site and surrounding area is relatively flat and the parcel does not have an average slope greater than 20 percent. In regards to the location being within an "urbanized" area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urbanized". Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The City of Hemet is located approximately 6 miles to the southeast and has a population of 78,657 people (2010 Census) and the City of Menifee located approximately 5 miles south has a population of 77,519 people (2010 Census). As stated above, the project site is located in a developed area and is surrounded by residentially zoned property. Staff has determined that the proposed subdivision meets the requirements of Section 15315, as well as, Section 15061 (b)(3), the common sense exemption, as the project has no possibility of having a significant effect on the environment as it is only a parcel map subdivision with no proposed grading or construction.

NOTICE OF EXEMPTION

Page 2

Gabriel Villalobos

(951) 955-6184

County Contact Person

Phone Number

Gabriel Villalobos

Project Planner

10/22/19

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Revised: 08/22/2017: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx

Please charge deposit fee case#: ZEA No. XXXXX ZCFG No. XXXX - County Clerk Posting Fee
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