

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



ITEM: 1.2
(ID # 13572)

MEETING DATE:
Tuesday, September 29, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S RECOMMENDATION TO APPROVAL TENTATIVE PARCEL MAP NO. 37799 – CEQA EXEMPT - Applicant: Leinen Family LLC c/o Mitch Leinen – Engineer/Representative: K & A Engineering Inc. – First Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – General Plan: Light Industrial (CD:LI) (0.20-0.60 Floor Area Ratio) and Open Space: Mineral Resources (OS-MR) – Zoning: Manufacturing- Medium (M-M) – Location: northerly of el Sobrante Road, southerly of Cajajco Road, easterly of Dawson Canyon Road, and westerly of Temescal Canyon Road – REQUEST: The TENTATIVE PARCEL MAP is a proposal for a Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel six (6) shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed. - APNs: 283-120-019 and 283-190-037. District 1 [Applicant Fees 100%].

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Director's Hearing Notice of Decision for the above referenced case acted on by the Planning Director on August 31, 2020.

ACTION:

Charissa Leach, Assistant TLMA Director

9/24/2020

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: September 29, 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:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

The originating Plot Plan No. 24226 proposed the construction of four (4) metal buildings for office and manufacturing uses to be constructed in five (5) phases. The Plot Plan was approved August 20, 2013. The project site is currently improved with an approximate 44,480 square feet Distribution Center that would be on Parcel 1 which is 2.83 acres once subdivided. The existing building meets the current applicable development standards of the Zoning Classification of Manufacturing – Medium (M-M) including and not limited to: the minimum lot size 10,000 square feet, and shall not exceed 75 feet in height.

The map is for financial purposes only and will not include any development.

A 10-Day advertisement was requested to run in the Press Enterprise Newspaper beginning on August 20, 2020, thru August 30, 2020 for an Optional Hearing Request. As of writing this report, Planning Staff has not received written communication/phone calls requesting a public hearing. The project was approved by the Planning Director on August 31, 2020.

Board Action

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

Impact on Citizens and Businesses

The 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

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

All fees are paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 23, 2020

Applicant/Owner: Leinen Family LLC
1240 Magnolia Ave
Corona, CA 92879

Engineer: K & A Engineering
357 N. Sheridan
Corona, CA Riverside

FROM: Travis Engelking, Project Planner
Riverside County Planning Department

RE: Tentative Parcel Map No. 37799 (TPM37799), APN: 283-190-037 and 283-120-019

Project Description: A Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel six (6) shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed.

Project Location: The site location is northerly of El Sobrante Road, southerly of Cajalco Road, easterly of Dawson Canyon Road, westerly of Temescal Canyon Road, and within Temescal Canyon Area Plan.

On August 31, 2020, the **Riverside County Planning Department** approved the above referenced case. The Tentative Parcel Map will now proceed to the Board of Supervisors for Receive & File on their consent calendar. Once that action has been taken, A 10 day appeal letter will be sent to your attention. As indicated above, the Board's action initiates a ten (10) day appeal period during which an applicant or any interested person may file an appeal.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director


Travis Engelking, Project Planner

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

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

Optional Director's Hearing: N/A

PROPOSED PROJECT

Case Number: TPM37799
 CEQA Exempt Not Applicable
 Area Plan: Temescal Canyon
 Zoning Area/District: Glen Ivy Area
 Supervisorial District: First District
 Project Planner: Travis Engelking
 Project APNs: 283-120-019 and 283-190-037

Applicant: Leinen Family LLC
 Representative: K & A Engineering Inc.


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37799 is a proposal for a Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel six (6) shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed.

The site location is northerly of El Sobrante Road, southerly of Cajalco Road, easterly of Dawson Canyon Road, westerly of Temescal Canyon Road, and within Temescal Canyon Area Plan.

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) (General Rule) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37799, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A

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ACTION:

Charissa Leach, Assistant TLMA Director 9/24/2020

MINUTES OF THE BOARD OF SUPERVISORS

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Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 29, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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BACKGROUND:

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Impact on Citizens and Businesses

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SUPPLEMENTAL:

Additional Fiscal Information

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ATTACHMENTS:

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- B. **DIRECTOR'S HEARING STAFF REPORT**

and light manufacturing, repair facilities, and supporting retail uses. The proposed map, subdivision design and improvements are consistent with the Riverside County General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because the project is consistent with General Plan Principle IV.C.1. Principal IV.C.1, stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for commercial and industrial uses in a matter consistent with the General Plan. While the proposed subdivision creates large parcel sizes within the General Plan, the Schedule "J" map is only for finance/conveyance purposes.

2. The project site has a Zoning Classification of Manufacturing – Medium (M-M), Development standards of the M-M zone calls for a minimum lot size of 10,000 square feet, with minimum average width of 75 feet. Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5 and Parcel 6 are orientated towards a private street with the width right-of-way 60 feet. The minimum average width is 220 feet. Thus meeting the average minimum lot width requirements. No construction is proposed as part of the project. However, the existing Distribution Center is 41,600 square feet and the applicant has identified the general location/footprint of development on (Parcel 2) to show compliance with the applicable development standards of Ordinance No. 348, specifically the M-M Zone Classification (Article XIa). The M-M zoning generally permits one-family dwellings by right and allows a range of other uses with the approval of a land use permit. The project meets the 10,000 square foot lot size minimum M-M, with Parcel 1 proposed at 2.83 acres, Parcel 2 proposed at 2.26 acres, Parcel 3 proposed at 1.14 acres, Parcel 4 proposed at 1.23 acres, Parcel 5 proposed at 1.33 acres and Parcel 6 proposed at 25.62 acres.

The Project is in compliance with the following standards:

Lot Size: The zoning classification to Manufacturing – Medium (M-M) or 10,000 square feet would facilitate the subdivision of two industrial parcels totaling 36.66 gross acres to six (6) industrial parcels of 1.14 acres to 25.62 acres, which is consistent with the Zoning Classification of Manufacturing – Medium (M-M). The minimum average lot width for the M-M Zone Classification is 75 feet, and the minimum average lot depth is 220 feet. The Parcel 1 proposed at 2.83 acres, Parcel 2 proposed at 2.26 acres, Parcel 3 proposed at 1.14 acres, Parcel 4 proposed at 1.23 acres, Parcel 5 proposed at 1.33 acres and Parcel 6 proposed at 25.62 acres. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

Pursuant to the Ordinance No. 460, Section 3.8, (C), when lots are greater than 18,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes minimum lot widths ranging from approximately 220 feet to 310 feet, and the minimum lot depth is approximately 230 feet to 400 feet, which generally results in a lot depth two times the lot width. Therefore, as proposed, the Project is in compliance with the lot width to depth ratio.

Schedule "J" Parcel Map Division: Any division of land into four or less parcels, where land solely for the purposes of financing or conveying title to all or a portion of the land area shall be defined as a Schedule "J" parcel map division. The Project has demonstrated the ability to ensure compliance with the applicable standards as outlined in the findings of this report. The Project has conditioned to with all applicable standards of Ordinance No. 460.

General Plan

The Project site has a General Foundation of Rural Community, and a land use designation of Open Space: Mineral Resources (OS-MR) and Community Development: Light Industrial (CD: LI). Open Space: Mineral Resources (OS-MR) land use designation allow for mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing. In the Community Development Foundation Component, which also permits the application of the Community Development: Light Industrial (CD:LI) designation, provides for the Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The M-M zone is consistent with the Community Development: Light Industrial (CD:LI) as it would allow Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The proposed map, subdivision design and improvements are consistent with the Riverside County General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because the project is consistent with General Plan Principle IV.C.1. Principal IV.C.1, stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for commercial and industrial uses in a matter consistent with the General Plan. While the proposed subdivision creates large parcel sizes within the General Plan, the Schedule "J" map is only for finance/conveyance purposes and the development of the site would be implemented by future Plot Plan that would be consistent with the General Plan Amendment No. 1065.

3. The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan.

Entitlement Findings:

Tentative Parcel Map No. 37799 is a proposal to subdivide 36.66-acres into six lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the 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 Principal IV.C.1. Principal IV.C.1, stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for commercial and industrial uses in a matter consistent with the General Plan. While the proposed subdivision creates large parcel sizes within the General Plan, the Schedule "J" map is only for finance/conveyance purposes. Parcel six (6) of the subdivision map is partially located within the Temescal Wash and Serrano Policy Areas and shall adhere to all development standards and design policies within each policy area.
2. The site of the proposed land division is physically suitable for the subdivision, in that the Project site has adequate access and infrastructure to accommodate future industrial uses. No improvement or physical changes will be part of this project..
3. 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 Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction.

4. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by Ordinance No. 460 for a Schedule 'J' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project is not located within or subject to any Specific Plan. The project specifically complies with the Schedule 'J' improvement requirements of Ordinance No. 460 Section 10.16 as listed below:
 - a. Submission Criteria - The land to be subdivided by the Schedule 'J' Map is not developed and is located within a previously approved Plot Plan which will ultimately be for the development of industrial and open space uses.
 - b. Minimum Requirements. The proposed six (6) parcels exceeds the minimum lot size requirements provided in the applicable zoning classification of Manufacturing – Medium (M-M), to ensure compliance with all applicable development standards. The proposed lot sizes for the Schedule 'J' Map range in size from 1.14 acres to 25.62 acres. Legal access will be provided to the site via El Sobrante Road. Because the proposed Tentative Parcel Map is for financing and conveyance purposes no legal lots will be created nor will any grading or construction occur..
 - c. Compliance. The proposed Tentative Parcel Map includes all of the required information required for the map, which includes, lot numbers, street identification letter, and assessor parcel numbers.
5. All lots have acceptable legal access by lot configuration. A conceptual engineering design shall be submitted to provide assurance that access can be designed and constructed. Conditions of approval related to public safety and zoning compliance may be imposed on a Schedule "J" subdivision map.
6. There are no physical constraints that affect the feasibility of future development, as previously determined by Environmental Assessment No. 42199 for the previous Plot Plan, apart from approximately 25.62 acres that will be set aside as MSHCP Conservation Areas.
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 in that the subdivision is a financing and conveyance map and does not include future plans for the ultimate development of the property or construction purposes. No grading or construction will be a part of this Tentative Parcel Map.

Development Standards Findings, (M-M) Ordinance No. 348, Article XIa:

- a. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. The proposed minimum lot size is 14,300 square feet. The project's shortest lot width proposed is approximately 220 feet, and shortest

lot depth of approximately 260 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

- b. **Setback.** Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. Where the front side, or rear yard adjoins a lot with a zoning classification other than those specified in paragraph (1) above, there is no minimum setback. The project site's zoning classification is Manufacturing-Medium (M-M) and is surrounding by the Mineral Resources & Related Manufacturing (M-R-A) zone to the south, east, and west, with Natural Assets (NA) to the north.. Therefore, as proposed, the Project is in compliance with the setbacks requirements.
- c. **Height Requirements.** Structures shall not exceed 40 feet at the yard setback line. The existing structure is 30 feet in height and therefore, the Project is in compliance with the height requirement. Additionally, the project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction that this standard would apply to this subdivision.
 - d. **Masonry Wall.** Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. Therefore, as proposed, the wall requirement is not applicable with to the Project.
 - e. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. A minimum of ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. Therefore, as proposed, the landscape requirement is not applicable to the Project.
 - f. **Parking Areas.** Parking areas shall be provided as required by Section 18.12. of this Ordinance. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. Therefore, as proposed, the parking requirement is not applicable to the Project.
 - g. **Trash Collection Areas.** Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. The existing building has a trash enclosure onsite. Therefore, as proposed, the Project is compliance with the trash collection requirement.
 - h. **Outside Storage and Service Areas.** Outside storage and service areas may be required to be screened by structures or landscaping. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading

activities or construction. Therefore, as proposed, the outside storage and service areas requirement is not applicable to the Project.

- i. **Utilities.** Utilities shall be installed underground except electrical lines rated at 33kV or greater. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. The existing site have underground electrical line. Therefore, as proposed, the Project is compliance with installed underground electrical lines requirement.
- j. **Mechanical Equipment.** Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. The existing building has roof-mounted equipment that is screened for view. Therefore, as proposed, the Project is compliance with the roof-mounted equipment requirement.
- k. **Lighting.** All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. The existing building arranged to prevent glare or direct illumination on streets or adjoining property. Therefore, as proposed, the Project is compliance with the lighting requirement.

Other Findings:

1. The project site is located within Criteria Cells 2932 and 3036 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). The Environmental Programs Department determined in 2007 the site does not support suitable burrowing owl habitat or any suitable habitat for the required Narrow Endemic & Criteria Area Plant Species. Parcel is located in a MSHCP Criteria Cell however the HANS process will not be required since the parcel is already entitled (PP16011-approved) and site has been graded (BGR041208). No further MSHCP issues or biological surveys required. On October 23, 2019, the Environmental Programs Department determined the APN: 283-120-019 has been fully graded and approved under PP24226. APN: 283-190-037 (Parcel 6) is vacant undisturbed land and would require a HANS if future development was proposed. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. The project would create six parcels of land by subdividing the current 36.66-acres. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. According to the MSHCP Compliance Document the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property did not exist. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites. This project will not conflict with any plans, ordinances, or regulations related to habitat or the MSHCP.
2. The project site is located within the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with the City of Corona. This project

was provided to City of Corona for review and comment September 30, 2019. No comments were received either in favor or opposition of the project. This project conforms to the MOU.

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. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") in a very high/moderate fire hazard severity zone.
 - b. The proposed land division is a Schedule 'J' Map and is for financing purposes only, no grading or construction will occur. However, ultimate development of the site will be designed so that each lot within General Plan Amendment No. 1065, is in compliance sections 4290 and 4291 of the Public Resources Code by providing blue dot reflectors within streets, fire hydrant spacing requirements standards relating to driveways, turnarounds, gates, fire sprinkler systems, and vegetation management requirements.
 - c. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department, East Upper Drive Fire Station, located approximately 8.6 miles north east of the Project site.
 - d. The proposed Tentative Parcel Map is a Schedule 'J' map which is for financing purposes. No grading or new construction will occur. However ultimate development of the site will be designed pursuant to the adopted General Plan Amendment No. 1065. The approved Tentative Parcel Map No. 37799 will be required to meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787.

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.

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

APPEAL INFORMATION

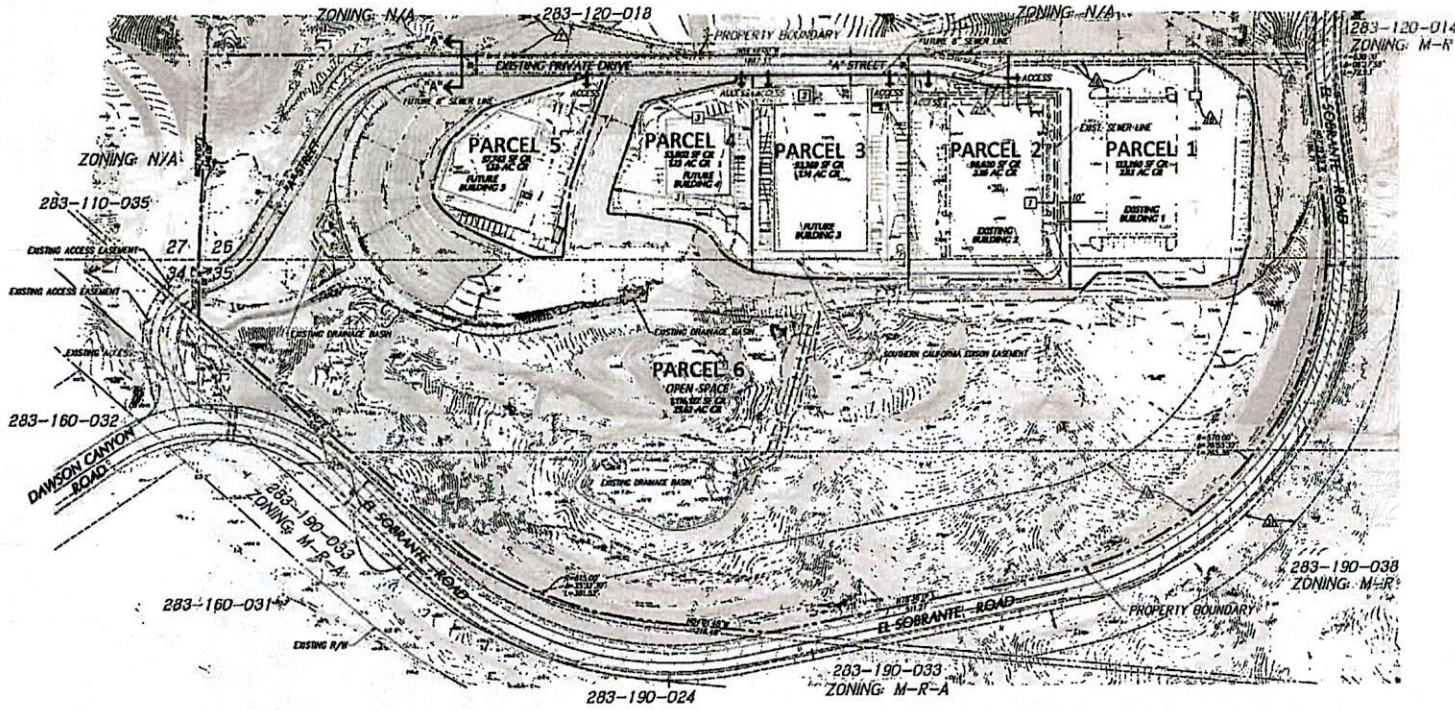
The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning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

DATE: 11/14/2020
 EXHIBIT: A
 DATE: 04/14/2020
 PLANNED: TOWN 37799-1

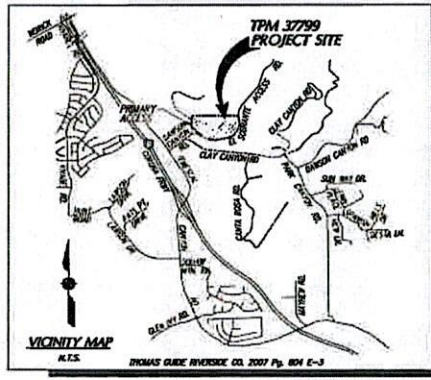
TENTATIVE PARCEL MAP 37799

A PORTION OF SECTION 35, AND A PORTION SECTION 26, T. 4 S., R. 6 W., S.B.M. IN THE COUNTY OF RIVERSIDE

"FOR FINANCE AND CONVEYANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND"

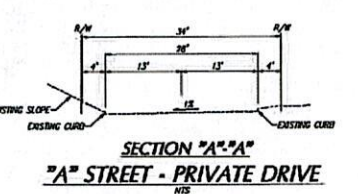


DATE PREPARED: APRIL 2020
SITE LOCATION: 1000 DAWSON CANYON RD CORONA, CA 92883
OWNER/APPLICANT: LEWEN FAMILY LLC 1240 MADONIA AVE CORONA, CA 92883 CONTACT: GRANT E. DESTADIE EMAIL: GRANT@LEWENFAMILY.COM PHONE: (951) 371-1804 FAX: (951) 371-1706
ENGINEER: KSA & ASSOCIATES, INC. 357 N. STERBAN STREET, SUITE 117 CORONA, CA 92883 PHONE: (951) 278-1800 PROJECT MANAGER: JAMES BOLTER, P.E.
CONTIGUOUS OWNERSHIP: THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNER
AERIAL TOPOGRAPHY: METROPOLITAN AERIAL PHOTOGRAPHIC SERVICE (951) 371-1414
UTILITY PROVIDERS: SOUTHERN CALIFORNIA GAS COMPANY (951) 249-0517
 SOUTHERN CALIFORNIA Edison (951) 458-0574
 CALIFORNIA WATER SERVICES DISTRICT (951) 321-5557
 CALIFORNIA LAND SERVICES DISTRICT (951) 775-5400
PROPERTY ACREAGE: 36.7 ACRES (36.7 ± 36.7 ACRES NET)
ASSESSORS PARCEL NOS: 023-120-018, 023-190-031
COMMUNITY SERVICE AREA: THE ABOVE REFERENCED MAPS ARE NOT WITHIN A COUNTY COMMUNITY SERVICE AREA
SECTION, TOWNSHIP & RANGE: PORTION OF SECTIONS 26 & 35, T4S, R6W
THOMAS BROTHERS MAP: THOMAS (ARDE REVISIONS (2007) PAGE 804 E3
GENERAL PLAN DESIGNATIONS: COMMUNITY DEVELOPMENT (CD) 1042-11
PRESENT USE: 100% AGRICULTURE
ZONING: EXISTING: M-M MEDIUM MANUFACTURING
EARTHWORK QUANTITY ESTIMATE: PAW CUT = 0 CY, BAW FILL = 0 CY, IMPORT/EXPORT = 0 CY
GEOLOGIC HAZARD NOTE: THIS SITE IS CONSIDERED TO HAVE A LOW POTENTIAL FOR LIQUEFACTION AND OTHER GEOLOGIC HAZARDS
WELLS: THERE ARE NO LAKES OR OTHER BODIES OF WATER ON THE PROPERTY
EXISTING EASEMENTS: PER SITE REPORT BY FERTILITY NATIONAL TITLE CO. DATED AUGUST 8 2018, ORDER NO. 977-3034253-180
DISPOSITION: INDICATES AN EASEMENT FOR PUBLIC ROADWAY, AND PARCELS IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, AS DEDICATED ON INSTRUMENT NO. 85-240043, O.R. TO REMAIN
 INDICATES AN EASEMENT FOR SLOPE, IN FAVOR OF WESTERN WASTE INDUSTRIES, AS DEDICATED ON INSTRUMENT NO. 86-4385, O.R. TO REMAIN
 INDICATES AN EASEMENT FOR SLOPE, IN FAVOR OF WESTERN WASTE INDUSTRIES, AS DEDICATED ON INSTRUMENT NO. 86-70704, O.R. TO REMAIN
 INDICATES AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, AS DEDICATED ON INSTRUMENT NO. 2008-455242, O.R. TO REMAIN
 INDICATES AN EASEMENT FOR UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, AS DEDICATED ON INSTRUMENT NO. 2015-045134, O.R. TO REMAIN
PROPOSED EASEMENTS: 1) PROPOSED 10' WIDE PRIVATE SEWER EASEMENT OVER PARCEL 2 IN FAVOR OF PARCELS 1
 2) PROPOSED 30' WIDE PRIVATE SEWER EASEMENT OVER PARCEL 3 IN FAVOR OF PARCELS 1 AND 2
 3) PROPOSED PRIVATE SEWER EASEMENT OVER ALL OF PARCEL 4 IN FAVOR OF PARCELS 1, 2, AND 3

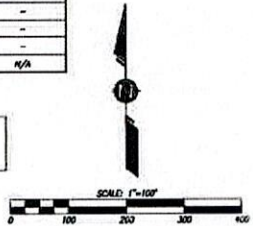


NO.	GROSS PARCEL AREA (SQ. FT.)	GROSS PARCEL AREA (AC)	NET PARCEL AREA (SQ. FT.)	NET PARCEL AREA (AC)	WATERABLE SURFACE AREA (SQ. FT.)
1	123,250	2.83	123,250	2.83	1,534.7
2	88,620	2.02	88,620	2.02	1,534.7
3	31,359	0.72	31,359	0.72	1,534.7
4	53,872	1.23	53,872	1.23	1,534.7
5	57,742	1.31	57,742	1.31	1,534.7
6	1,116,127	25.62	1,116,127	25.62	1,534.7

NO.	WIDTH X DEPTH	SQUARE FEET	HEIGHT
1	310 X 400	124,000	30'
2	280 X 350	98,000	30'
3	270 X 350	94,500	30'
4	220 X 230	50,600	30'
5	220 X 260	57,200	30'
6	NOT A BUILDING SITE	N/A	N/A



NO BUILDING EASEMENT TO RESERVE ANY CONSTRUCTION ON PARCELS 3 & 4 AND 5 ALLOWED FOR FUTURE THE RESTRICTION TO BE REMOVED ONLY AFTER THE SEWER LINE INSTALLATION AND CONNECTION TO THE TINDO SYSTEM.



REVISION	DESCRIPTION	DATE

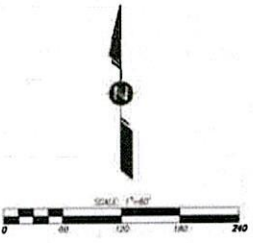
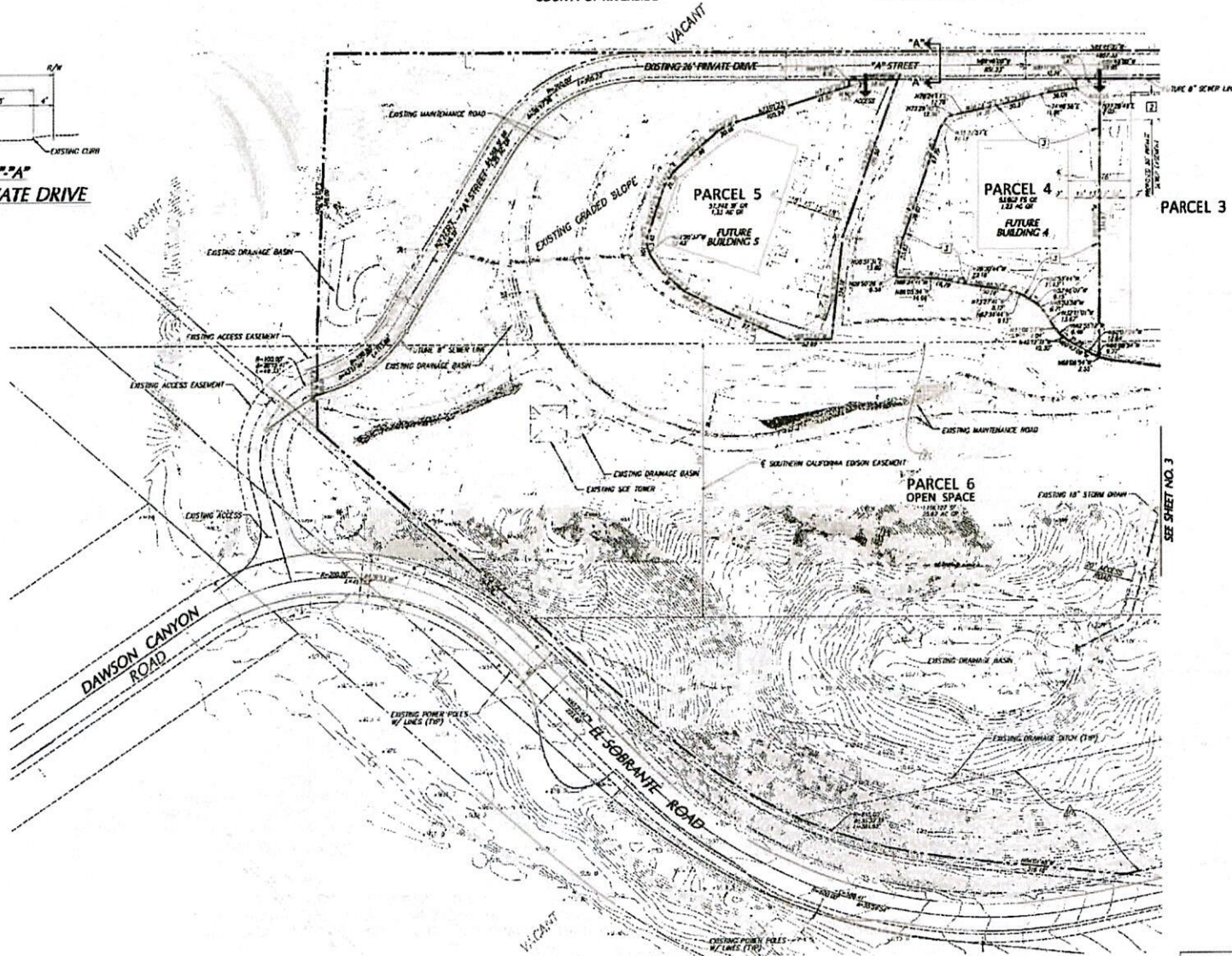
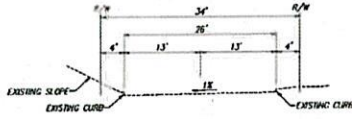
KSA ENGINEERING LAND PLANNING SURVEYING
 357 N. STERBAN STREET SUITE 117 CORONA, CALIFORNIA 92880
 TEL: (951) 278-1800 FAX: (951) 278-4300

COUNTY OF RIVERSIDE
 TENTATIVE PARCEL MAP NO. 37799
 SCHEDULE "1"
 Drawn By: [Signature]
 Checked By: [Signature]
 Scale: AS SHOWN
 SHEET NO. 1 OF 2 SHEETS

TENTATIVE PARCEL MAP 37799

A PORTION OF SECTION 35, AND A PORTION SECTION 26, T. 4 S., R. 6 W., S.B.M. IN THE COUNTY OF RIVERSIDE

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REV.	DATE	DESCRIPTION	APP.

K&A ENGINEERING
 LAND PLANNING
 SURVEYING

357 N. SHENODAN STREET
 SUITE 117
 CORONA, CALIFORNIA 92880
 TEL (714) 279-1000
 FAX (951) 279-1300

COUNTY OF RIVERSIDE
 TENTATIVE PARCEL MAP
 NO. 37799
 SCHEDULE "J"

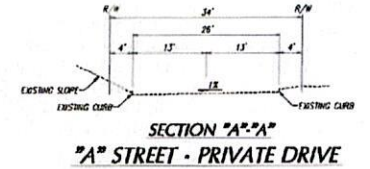
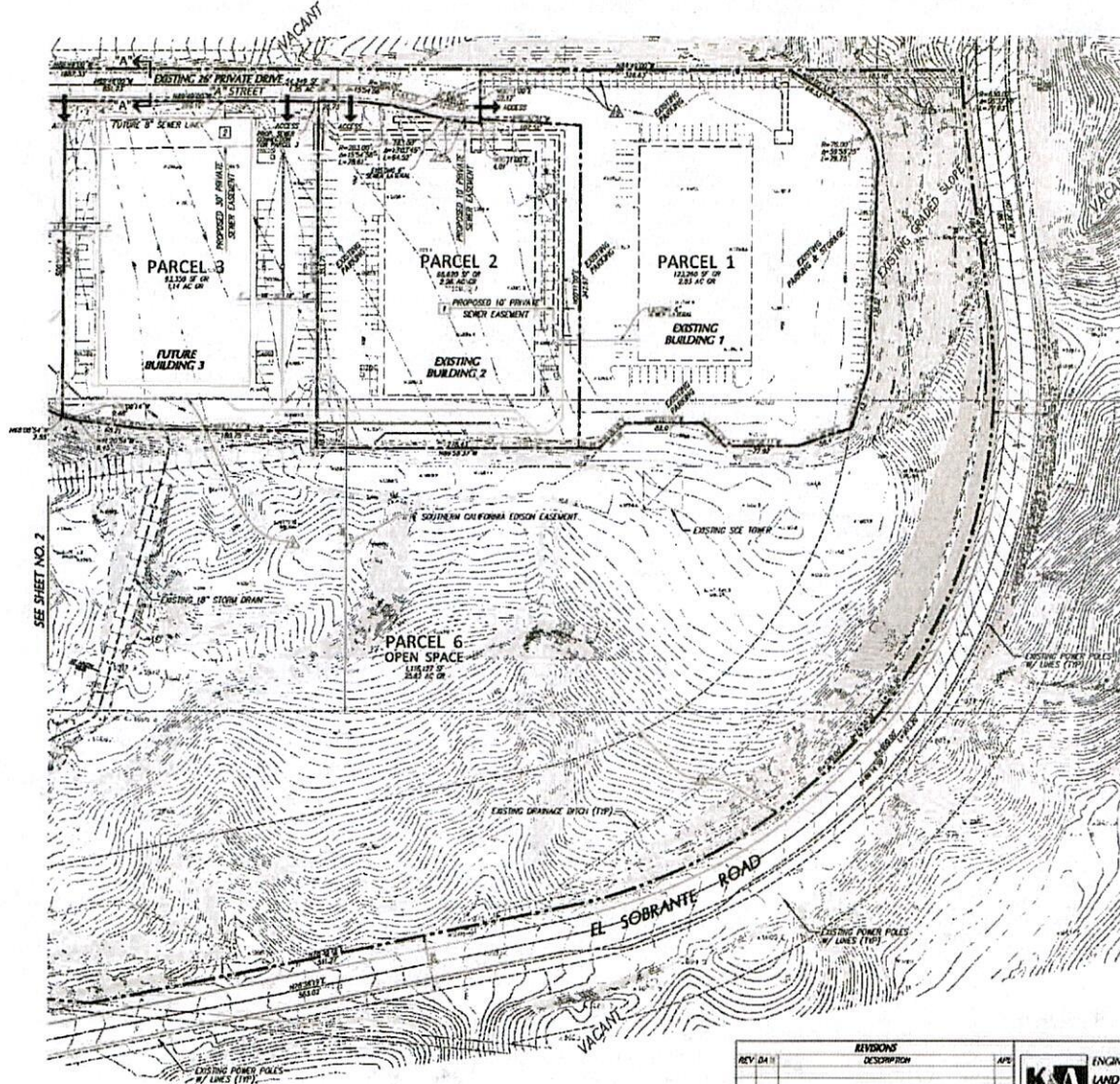
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 Checked By: [Signature]
 Scale: AS SHOWN

SHEET NO. 2
 OF 3 SHEET

TENTATIVE PARCEL MAP 37799

A PORTION OF SECTION 35, AND A PORTION SECTION 26, T. 4 S., R. 6 W., S.B.M.
IN THE COUNTY OF RIVERSIDE

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REV. (A)	REVISIONS DESCRIPTION	DATE



ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92080
TEL. (951) 278-1800
FAX (951) 278-4300

COUNTY OF RIVERSIDE

TENTATIVE PARCEL MAP
NO. 37799
SCHEDULE "J"

Drawn by: [Signature]
Checked by: [Signature]
Scale: AS SHOWN
DWG. NO.
SHEET 1
OF 3 SHEET

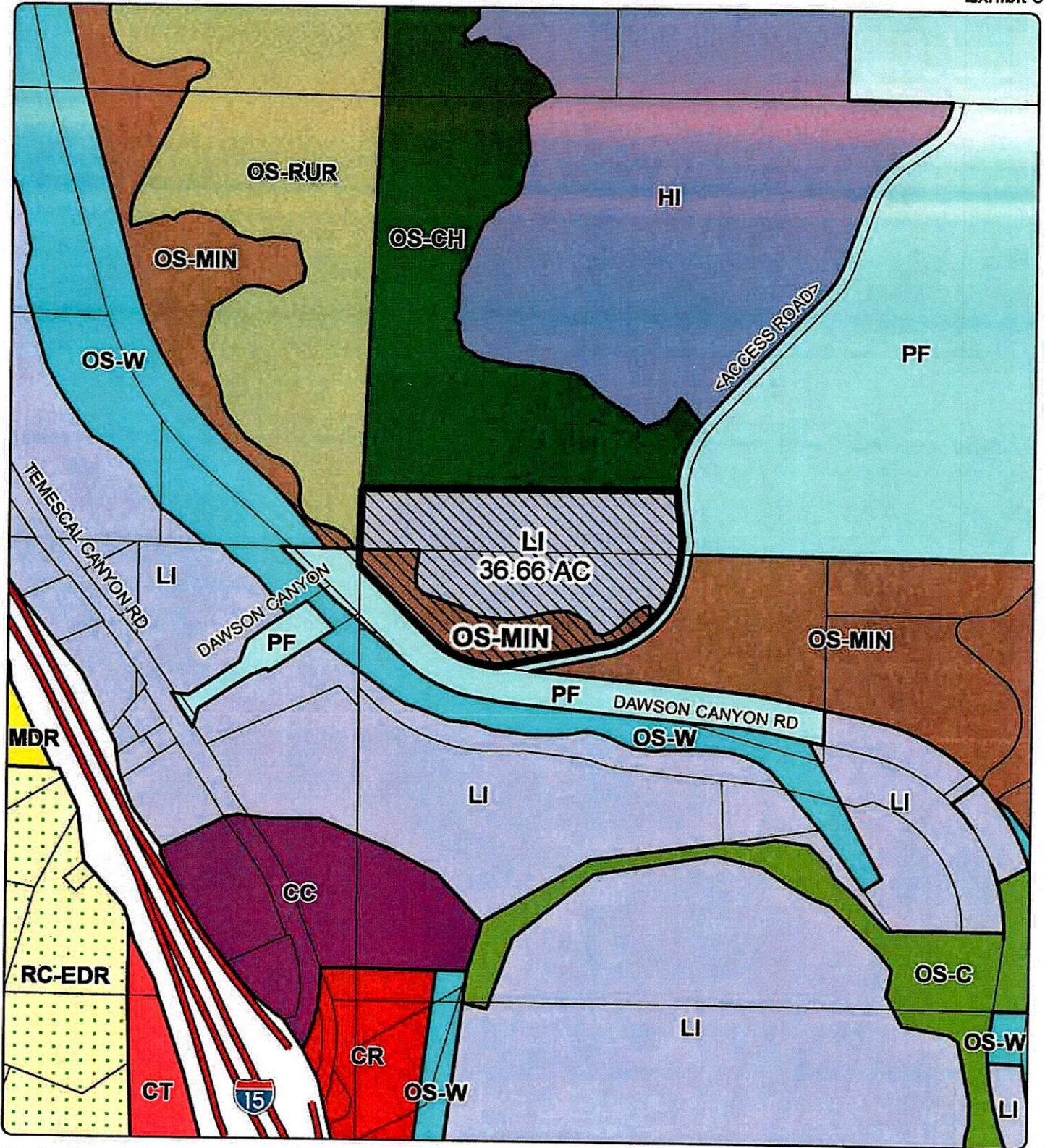
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37799

EXISTING GENERAL PLAN

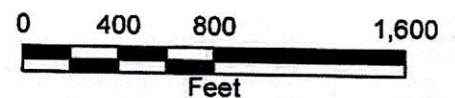
Supervisor: Jeffries
District 1

Date Drawn: 08/14/2020
Exhibit 5



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



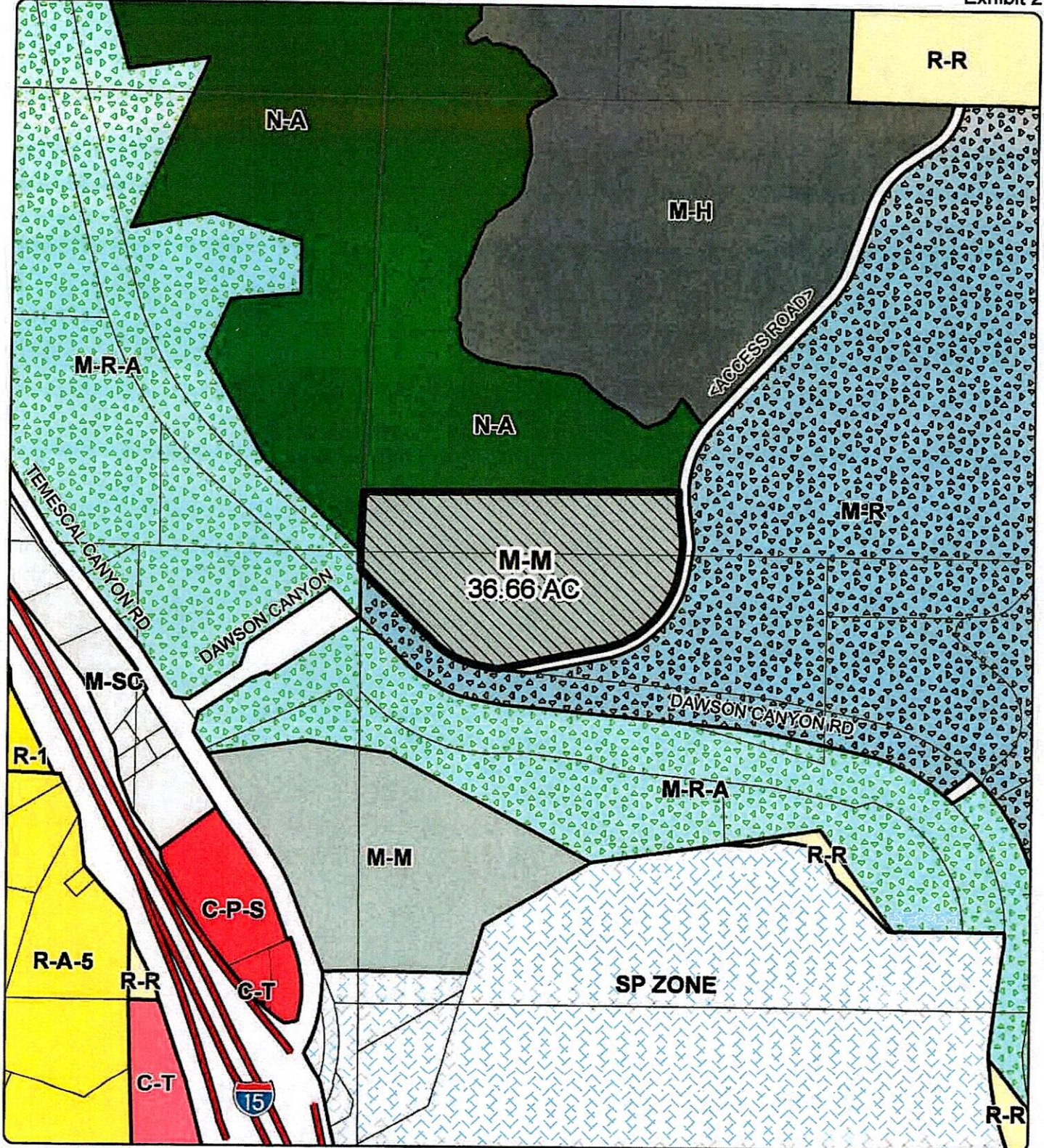
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)869-8277 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT TPM37799

Supervisor: Jeffries
District 1

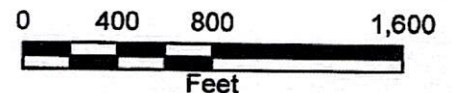
Date Drawn: 08/14/2020
Exhibit 2

EXISTING ZONING



Zoning Area: Glen Ivy

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.rctdima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

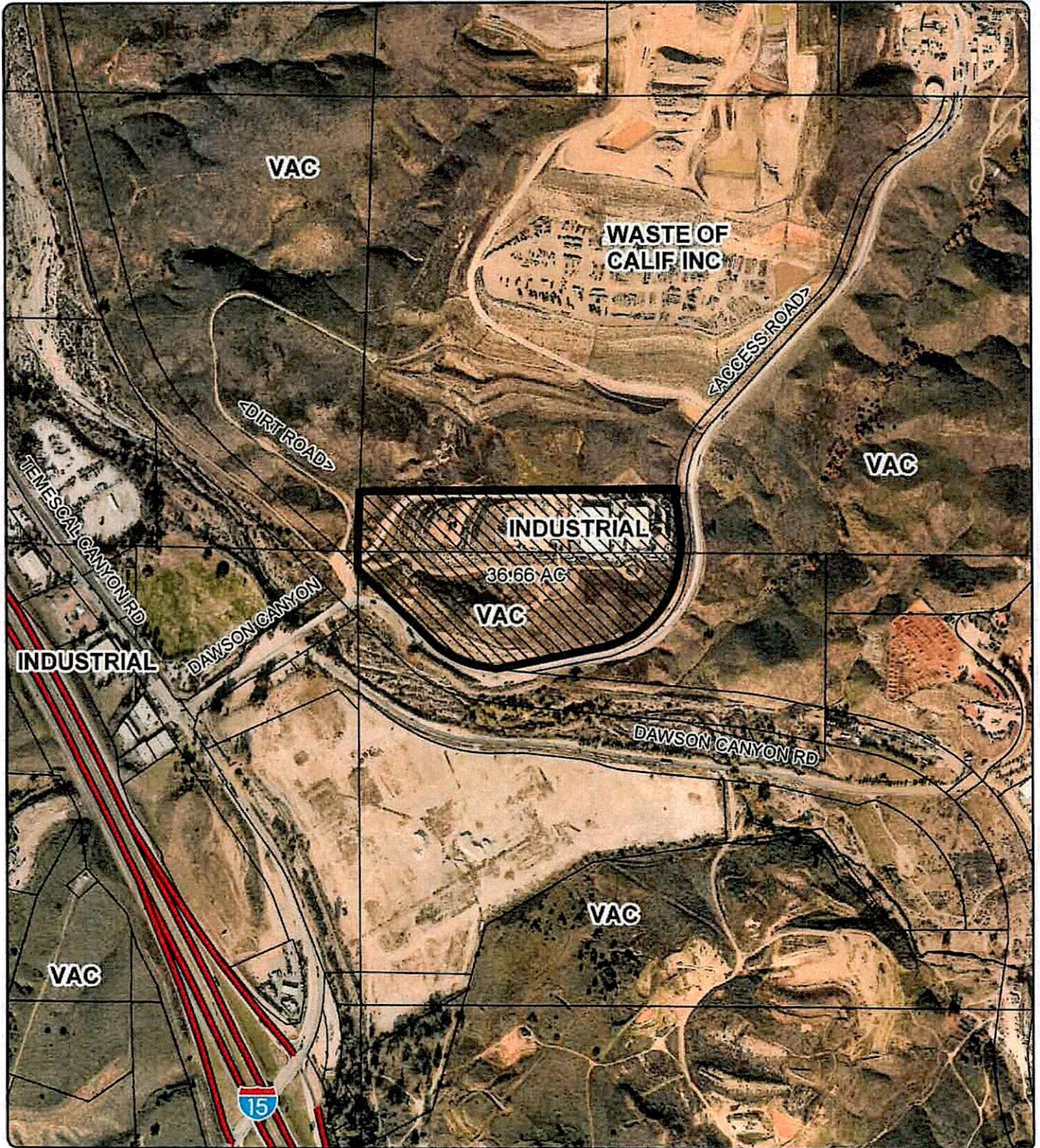
TPM37799

LAND USE

Supervisor: Jeffries
District 1

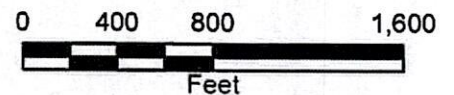
Date Drawn: 08/14/2020

Exhibit 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



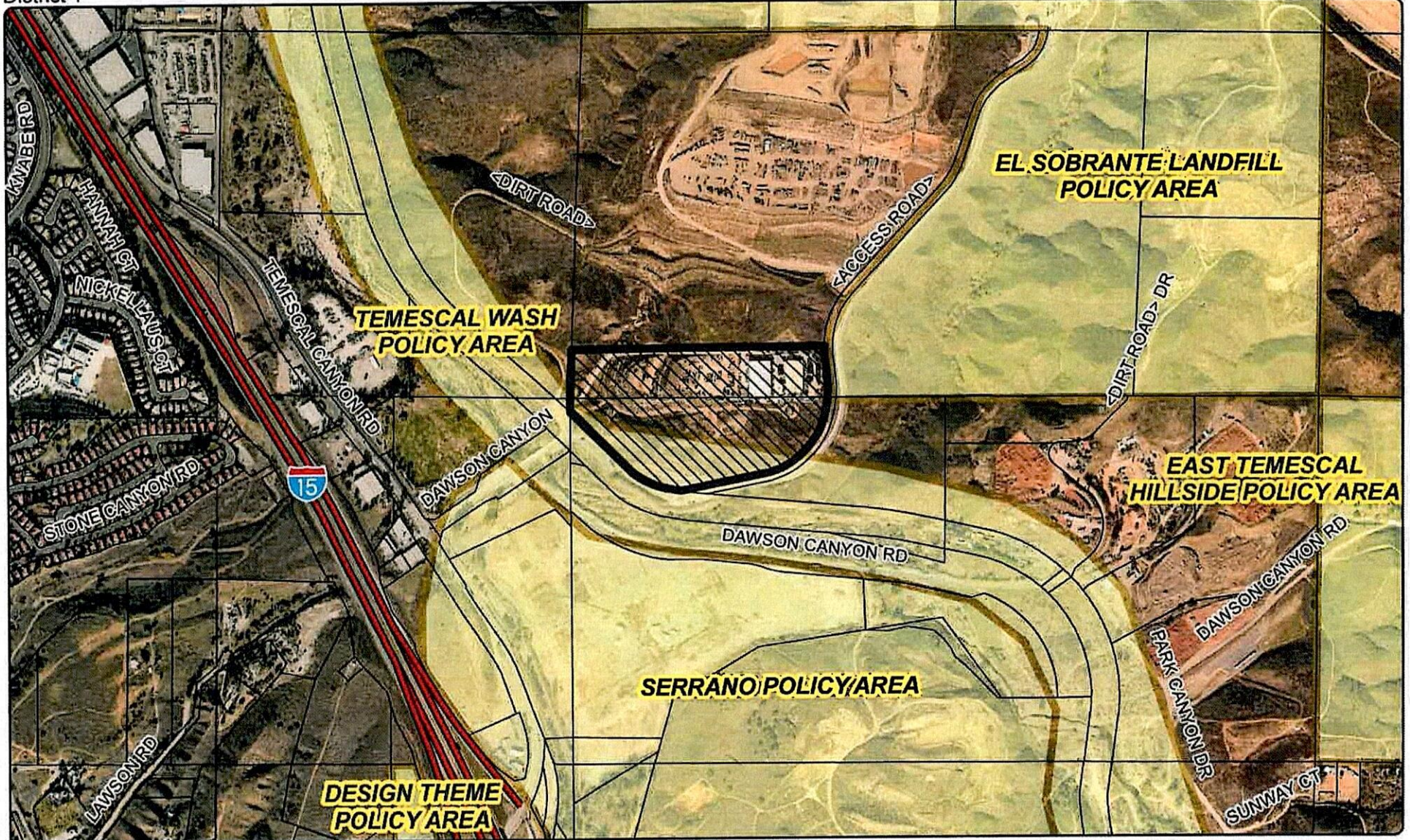
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RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37799

VICINITY/POLICY AREAS

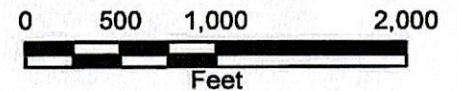
Supervisor: Jeffries
District 1

Date Drawn: 08/14/2020
Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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

Juan C. Perez
Agency Director



TPM37799

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37799. 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 - 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.

Advisory Notification. 2 AND - HOLD HARMLESS

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Click here to enter text.) 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. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map No. 37799 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. 4 AND - Project Description & Operational Limits

The land division hereby permitted is for the Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TENTATIVE PARCEL MAP NO. 37799 dated December 1, 2019.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 **AND - Federal, State & Local Regulation Compliance (cont.)**

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act • Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 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. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)

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

Water/Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Temescal Valley Water District. Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping. Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Flood

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1 Flood Hazard Report (cont.)****Flood. 1 Flood Hazard Report**

Flood Hazard Report: 5/6/2020 BB Session ID: 653-807-612

Tentative Parcel Map (TPM) 37799 is a proposal for a Schedule 'J' Map to subdivide 36.66 gross acres into 6 parcels with a minimum lot size of 1.14 acres, with one large parcel designated as open space, and plans to construct 5 buildings on the remaining 5 parcels. TPM 37799 is located in Glen Ivy area - south of the El Sobrante Landfill. The site is located on north side of El Sobrante Landfill Access road, just north of Temescal Canyon Road. Temescal Wash bounds the southern portion of the site. The exhibits show proposed improvements that appear to be consistent with plans previously reviewed under Plot Plan (PP) 24226.

The site is situated just outside of the flood plain limits for Temescal Wash. The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site receives flows from a natural watercourse with a tributary drainage area of approximately 60 acres and impacts the northwest corner of the site. It appears that there is adequate area outside of the natural watercourses for building sites. Additionally, the existing private driveway along the northern boundary is subject to sheet flow from a tributary of approximately 3 acres to the north. The exhibit provided does not indicate any plans to protect the driveway from these offsite flows.

The exhibits provided indicate that onsite flows will be collected and conveyed by drainage ditches and storm drains to drainage basins and offsite outlets on the west, south, and east borders of the project. Portions of the site appear to drain directly offsite, bypassing the basins. Most of these facilities appear to be existing.

TPM 37799 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) if required.

Any questions pertaining to this project may be directed to Kelly O'Sullivan at 951-955-8851 or kosulliv@rivco.org.

Planning**Planning. 1 0010-Planning-MAP - FEES FOR REVIEW**

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County 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. 2 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4 (cont.)

Planning. 2 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 3 0010-Planning-MAP*- MAP ACT COMPLIANCE

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

Planning. 4 0020-Planning-MAP*- EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning-CUL

Planning-CUL. 1 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-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 (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

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-EPD

Planning-EPD. 1 MSHCP Requirements Parcel 6 - EPD

Any future development on Parcel 6, as depicted in the Tentative Parcel Map 37799, Exhibit A, will be subject to MSHCP requirements, including, but not limited to, the Habitat Acquisition and Negotiation Strategy.

Waste Resources

Waste Resources. 1 Waste - Custom

PAR advisory notices: 1.AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826. 2.AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14. For more information, please visit: www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory 3.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

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1 Waste - Custom (cont.)**

are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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

- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Plan: TPM37799

Parcel: 283120019

50. Prior To Map Recordation

E Health

050 - E Health. 1 ECP Clearance Not Satisfied

Per discussion with applicant's representative, Grant Destache, the review of the Phase I Environmental Site Assessment (ESA) has been deferred to Map Recordation.

A Phase I ESA is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951) 955-8980 for further information.

Please note that further information or action(s) may be required pending review of the Phase I ESA.

050 - E Health. 2 Private Sewer Easement Not Satisfied

Recording of proposed private sewer easement over parcel 2 in favor of parcel 1; private sewer easement over parcel 3 in favor of parcel 1 and 2; private sewer easement over all of parcel 4 in favor of parcel 1, 2 and 3.

Planning

050 - Planning. 1 Record Restriction - Finance/Conveyance Not Satisfied

The following language shall be recorded in the form of a restriction on the parcels created by the subdivision pursuant to the requirements of Ordinance No. 460 for a Schedule J subdivision: For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement or Permit is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval For Separate Land Use Entitlements or Tentative Maps or Use Permits Approved for this Land.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Plan: TPM37799

Parcel: 283120019

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IMPROVEMENT SECURITIES (cont.) Not Satisfied

060 - BS-Grade. 4 NO PRECISE GRADING Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL (S) OF THIS SUBDIVISION – UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL (S).

Planning

060 - Planning. 1 Grading Permit Referral Not Satisfied

This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of PP24226, or other applicable subdivision for the applicable area.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

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

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must

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concur with the evaluation before construction activities will be allowed to resume in the affected area.

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 3 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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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

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.)
resource. HENCE:

Not Satisfied

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. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 9. Procedures and protocol for collecting and processing of samples and specimens.
 10. Fossil identification and curation procedures to be employed.
 11. 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.
 12. All pertinent exhibits, maps and references.
 13. Procedures for reporting of findings.
 14. 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.
 15. 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

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submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.)

Not Satisfied

Safeguard Artifacts Being Excavated in Riverside County (SABER)

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition

Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report

Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management

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Plan.

80. Prior To Building Permit Issuance

BS-Grade

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

080 - E Health. 1 OWTS Destruction Not Satisfied

All portions of the existing advanced treatment onsite waste water treatment system on parcel 3 and 4 easement to be removed/destroyed under permit from the Department of Environmental health

080 - E Health. 2 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 3 Water Will Serve Not Satisfied

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

Planning

080 - Planning. 1 Building Permit Referral Not Satisfied

This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of PP24226, or other applicable subdivision for the applicable area.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials,

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location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste - Waste Recycling Plan Not Satisfied

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste - Waste Recycling Plan (cont.) 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 NO PRECISE GRADE APPROVAL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Planning

090 - Planning. 1 0090-Planning-MAP*- QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

Waste Resources

090 - Waste Resources. 1 Waste - Form D – Mandatory Commercial Recycling and Organi Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org

090 - Waste Resources. 2 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied

Trash Enclosures – prior to final inspection

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Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 Waste - Waste Reporting Form and Receipts Not Satisfied

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 3 Waste - Waste Reporting Form and Receipts (cont.) 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.

Craig D. Miller
General Manager

Robert Stockton
Division 1

Gracie Torres
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5



Securing Your Water Supply

October 18, 2019

Dionne Harris
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

TENTATIVE PARCEL MAP NO. 37799

This letter is in response to your Initial Case transmittal dated October 4, 2019.

Western Municipal Water District (Western) has no comments on proposed six (6) parcel subdivision. Western does not provide retail services within the vicinity of Park Canyon Drive and Temescal Canyon Road. Our records indicate Temescal Valley Water District is the water and/or sewer purveyor for this area.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

KARL FRANCIS, P.E.
Deputy Director of Engineering

KF:pm:tp:sc

Enclosure(s): Initial Case Transmittal



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|--|
| <input type="checkbox"/> TENTATIVE TRACT MAP | <input checked="" type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> MINOR CHANGE | Original Case No. _____ |
| <input type="checkbox"/> REVISED MAP | Original Case No. _____ |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Leinen Family Trust, LLC

Contact Person: Mitch Leinen E-Mail: mitch@canyontire.com

Mailing Address: 10064 Dawson Canyon Road
Corona CA 92880
City State ZIP

Daytime Phone No: (951) 371-1704 Fax No: ()

Engineer/Representative Name: K & A Engineering, Inc.

Contact Person: Jim Bolton, P.E. E-Mail: JamesB@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117
Corona CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 Fax No: (951) 279-4380

Property Owner Name: Leinen Family Trust, LLC

Contact Person: Mitch Leinen E-Mail: mitch@canyontire.com

Mailing Address: 10064 Dawson Canyon Road

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

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

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Corona

Street

CA

92880

City

State

ZIP

Daytime Phone No: (951) 371-1704

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.)

Mitch Leinen

PRINTED NAME OF PROPERTY OWNER(S)

X

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): 283-120-019-6 & 283-190-037

Approximate Gross Acreage: 36.7 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of El Sobrante Road, South of _____, East of Dawson Canyon Road, West of _____.

SUBDIVISION PROPOSAL:

Map Schedule: "J" Minimum Developable Lot Size: 10,000 st
Number of existing lots: 2 Number of proposed developable lots: 5
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 1 Subdivision Density: N/A dwelling units per acre.

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

If yes, provide Application No(s). GPA 1065 PP 24226 BGR140194 BGR 041208
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 42199 EIR No. (if applicable): _____

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

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

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

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

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

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#) **N/A**
- [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: Mitch Leinen; Leinen Family Trust, LLC

Address: 10064 Dawson Canyon Road, Corona, CA 92880

Phone number: (951) 371-1704

Address of site (street name and number if available, and ZIP Code): _____

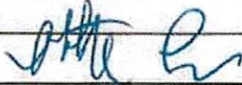
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 283-120-019-6 & 283-190-037

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

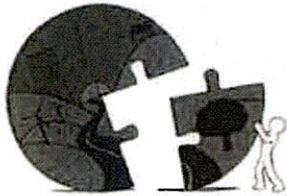
Regulatory Identification number: _____

Date of list: _____

Applicant:  Date _____

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\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



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.

9-11-19

Property Owner(s) Signature(s) and Date

Mitch Leinen

Printed Name of Owner

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

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

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

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

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

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INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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

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



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
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 Leinen Family Trust, LLC hereafter "Applicant" and Mitch Leinen "Property Owner".

Description of application/permit use:
Light industrial development

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 283-120-019-6 & 283-190-037

Property Location or Address:
North of El Sobrante Road, East of Dawson Canyon Road


2. PROPERTY OWNER INFORMATION:

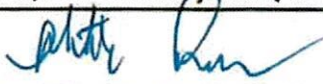
Property Owner Name: Mitch Leinen Phone No.: (951) 371-1704
 Firm Name: Leinen Family Trust, LLC Email: mitch@canyontire.com
 Address: 10064 Dawson Canyon Road
Corona, CA 92880

3. APPLICANT INFORMATION:

Applicant Name: Mitch Leinen Phone No.: (951) 371-1704
 Firm Name: Leinen Family Trust, LLC Email: mitch@canyontire.com
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 9-11-19
 Print Name and Title: Mitch Leinen; Leinen Family Trust, LLC

Signature of Property Owner:  Date: 9-11-19
 Print Name and Title: Mitch Leinen; Leinen Family Trust, LLC

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

TENTATIVE PARCEL MAP NO. 37799 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15161(b)(3) (General Rule) – Applicant: Leinen Family LLC/Mitch Leinen – Engineer/Representative: K & A Engineering, Inc. – First Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – General Plan: Light Industrial (CD-LI) (0.20-0.60 Floor Area Ratio) – Open Space: Mineral Resources (OS-MR) – Zoning: Manufacturing-Medium (M-M) – Location: Northerly of El Sobrante Road, southerly of Cajalco Road, easterly of Dawson Canyon Road, and westerly of Temescal Canyon Road. The Tentative Parcel Map is a proposal for a Schedule “J” subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel 6 shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed. APNs: 283-120-019 and 283-190-037.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed above **no later than 5:00 p.m. on August 31, 2020.**

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

For further information regarding this project, please contact Project Planner Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after August 31, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 14, 2020

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

APN (s) or case numbers TPM37799 for

Company or Individual's Name RCIT - GIS

Distance buffered 2400'

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

283160035
BAHU SAMIRA A
23760 TEMESCAL CYN
CORONA CA 92883

283160037
TEMESCAL PROP
4816 BUTTERNUT HOLLOW LN
BONITA CA 91902

283190021
CORONA CLAY CO
22079 KNABE ST
CORONA CA 92883

283190042
NUCAST INDUSTRIES INC
23220 PARK CANYON DR
CORONA CA 92883

283150034
SOUTHERN CALIF EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

283190030
WILLIAM JAY TIEN
23531 ESTELLE MOUNTAIN RD
PERRIS CA 92570

283190033
USA WASTE OF CALIF
P O BOX 1450
CHICAGO IL 60690

283110003
CORONA CLAY CO
22079 KNABE RD
CORONA CA 92883

283150051
GERALD W. KECK
P O BOX 1283
BOULEVARD CA 91905

283190037
LEINEN FAMILY
1240 MAGNOLIA AVE
CORONA CA 92879

283120019
MITCHELL C. LEINEN
10064 DAWSON CANYON DR
CORONA CA 92883

283160030
ALBERT N. BAHU
23255 TEMESCAL CANYON RD
CORONA CA 92883

283160038
KOONTZ LIVING TRUST DATED 11/26/18
22281 JESSAMINE WAY
CORONA CA 92883

283160039
RICARDO ESQUER
P O BOX 78161
CORONA CA 92877

283110013
OLSEN CANYON PROP
17600 NEWHOPE ST
FOUNTAIN VALLEY CA 92706

283110064
SDG INV
1920 FRONTAGE RD
CORONA CA 92882

283190041
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

283120014
USA WASTE OF CALIF INC
P O BOX 1450
CHICAGO IL 60690

283150047
THOMAS T. SCHOCK
P O BOX 1198
LAKESIDE MT 59922

283160009
BBG KRG INC
P O BOX 1839
CORONA CA 92878

283160040
GM&J LASER CUTTING
8356 STANDUSTRIAL
STANTON CA 90680

283160043
CORONA CLAY CO
5 CONCOURSE PWKY NO 1900
ATLANTA GA 30328

Richard Drury
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.: TPM37799

Project Location: The site is located at northerly of el Sobrante Road, southerly of Cajaico Road, easterly of Dawson Canyon Road, westerly of Temescal Canyon Road APNs: 283-120-019 and 283-190-037

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Leinen Family LLC, 1240 Magnolia Avenue, Corona CA 92879

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15161(b)(3))
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: In accordance with State CEQA Guidelines Section 15161(b)(3), Tentative Parcel Map 37799 will not result in any new significant environmental impacts not identified in certified Environmental Assessment No. 42199. The Tentative Parcel Map is a Schedule 'J' map which is for financing or conveyance purposes only and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to Environmental Assessment No. 42199, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

Tentative Parcel Map No. 37799 is a Schedule 'J' map which is for financing/conveyance purposes only. No physical change will occur in regards to the adopted General Plan Amendment No. 1065 which was the basis of the analysis of Environmental Assessment No. 42199 and encompasses the proposed Tentative Parcel Map boundaries; and. The subject site was included within the General Plan Amendment's project boundary analyzed in Environmental Assessment No. 42199; and. There are no changes to the mitigation measures included in Environmental Assessment No. 42199; and Tentative Parcel Map No. 37799 does not propose any changes to the approved General Plan Amendment No. 1065 as reviewed in Environmental Assessment No. 42199.

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

 Signature Project Planner Title Date
 Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCEQ No. ZCFW No. - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

Too late
Item Voted on

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ms. Miller

Address: PO BOX 1341

City: Elsinore Zip: 92531

Phone #: _____

Date: Sept 29 2020 Agenda # 112

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____