

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



ITEM: 1.2
(ID # 14882)

MEETING DATE:
Tuesday, April 20, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
RECEIVE AND FILE THE PLANNING DIRECTOR'S APPROVAL OF TENTATIVE PARCEL
MAP NO. 37666 - CEQA Exempt – Applicant: Saba Family Trust – Engineer/Representative:
Kevin Fortuna – Third Supervisorial District – Rancho California Zoning Area – Southwest Area
Plan – Community Development: Medium Density Residential (CD:MDR) – Highway 79 Policy
Area – Location: North of Washington Street, south of Keller Road, and west of Winchester
Road – 1.15 gross acres – Zoning: Specific Plan (SP No. 286, PA12A) - REQUEST:
Subdivision of 1.15 acres into 4 lots. APN: 476-010-042. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced cases acted on by
the Planning Director on March 22, 2021.

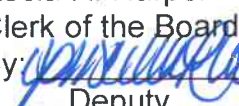
ACTION:Consent


John Hildebrand, Planning Director 4/12/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: April 20, 2021
xc: Tranps.

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: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 37666 (TPM37666) is a proposal for a Schedule "F" subdivision of 1.15 gross acres into four (4) single-family residential lots. The proposed subdivision is located within the Southwest Area Plan with the land use designation of Community Development: Medium Density Residential, which allows for lot sizes at a minimum of 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed at a density of 2 - 5 dwelling units per acres. This Schedule "F" subdivision proposes four (4) residential lots with a minimum lot size of 8,276.40 net square feet, which is consistent with the General Plan land use designation as shown in the Southwest Area Plan. The project site is surrounded by properties that are designated Open Space Conservation (OS-C) and Community Development Medium Density Residential (CD-MDR) to the North and East, and Community Development Medium Density Residential (CD-MDR) and Community Development Low Density Residential (CD-LDR) to the South and West, which suggests neighborhood compatibility.

The project is located within the Winchester 1800 Specific Plan No. 286. The project site is within Planning Area 12A which establishes zoning requirements and standards for Specific Plan No. 286. The development standards for Planning Area 12A are the same as those standards identified in Article VI (R-1 Zone – One Family Dwelling), Section 6.2 of Ordinance No. 348, except as modified by Specific Plan No. 286. An analysis on compliance with development standards are included later in the report.

The project went before the Planning Director on March 22, 2021. At that meeting the Planning Director adopted the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions Exemption) based on the findings and conclusions in the staff report, and approved Tentative Parcel Map No. 37666, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

Board Action

The Planning Director's decision is set for Receive and File. The land divider or any interested party may appeal the Planning Director's decision within 10 days after the decision appears on

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STATE OF CALIFORNIA**

the Board's agenda. If an interested party files a complete and timely appeal with the Clerk of the Board, the Board of Supervisors' may hear this item.

Impact on Residents and Businesses

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

SUPPLEMENTAL

Additional Fiscal Information

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS

ATTACHMENT A. Planning Director Report of Actions

ATTACHMENT B. Planning Director Hearing Packet



Jason Farin, Principal Management Analyst 4/13/2021



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MARCH 22, 2021**

1.0 CONSENT CALENDAR:

NONE

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

- 2.1 PLOT PLAN NO. 190032 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190121 – Applicant: DP Harvill, LLC/Lou Monville – Engineer: SDH, Inc./Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 11.15 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The proposed project is for the construction of a 53,275 sq. ft. warehousing and distribution truck terminal which includes 5,000 sq. ft. of office uses on a 11.15-acre site. The building will be constructed of concrete tilt-up panels and ranging in height from 33 feet to 39 feet. Parking for 159 truck trailers will be provided to the north and south of the proposed truck terminal building. Forty-five (45) standard parking spaces will be provided which will include three (3) accessible parking spaces and two (2) electric vehicle spaces. Four (4) water quality management basins are proposed along the northeastern and southeastern boundaries of the Property site. APN: 317-170-043. Continued from March 8, 2021. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Staff Report Recommendation:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

APPROVE Plot Plan No. 190032, subject to conditions of approval.

Staff's Recommendation:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

APPROVE Plot Plan No. 190032, subject to conditions of approval.

Planning Director's Actions:

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ190121; and,

APPROVED Plot Plan No. 190032, subject to conditions of approval as modified at hearing.

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

- 3.1 TENTATIVE PARCEL MAP NO. 37666 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions Exemption) – Applicant: Saba Family Trust – Engineer/Representative: Kevin Fortuna – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) – Highway 79 Policy Area – Location: Northerly of Washington Street, southerly of Keller Road, and westerly of Winchester Road – 1.15 Gross Acres – Zoning: Specific Plan (SP No. 286, PA12A) – **REQUEST:** Tentative Parcel Map No. 37666 is a proposal for a scheduled "F" subdivision of 1.15 acres into four (4) lots single family residential lots. APN: 476-010-042. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

Staff Report Recommendation:

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

APPROVE Tentative Parcel Map No. 37666, subject to conditions of approval.

Staff's Recommendation:

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

APPROVE Tentative Parcel Map No. 37666, subject to conditions of approval.

Planning Director's Actions:

FOUND the project exempt from the California Environmental Quality act (CEQA); and,

APPROVED Tentative Parcel Map No. 37666, subject to conditions of approval.

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

NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 . 1

Director's Hearing: March 22, 2021

PROPOSED PROJECT

Case Number(s): TPM37666

Applicant(s):

CEQA Exempt Section 15315

Saba Family Trust

Area Plan: Southwest

Representative(s):

Zoning Area/District: Rancho California Area

Kevin Fortuna

Supervisory District: Third District

Project Planner: Rob Gonzalez

Project APN(s): 476-010-042

John Hildebrand

John Hildebrand
Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37666 (TPM37666) is a proposal for a Schedule "F" subdivision of 1.15 gross acres into four (4) single-family residential lots.

The above shall herein after be referred to "the Project," or "Project."

The project is located northerly of Shephard Court and Southeast of Washington Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE TENTATIVE PARCEL MAP NO. 37666, 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: Specific Plan 286 - Winchester 1800

Specific Plan Land Use: Planning Area 12A
Medium Density Residential (MDR)

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space - Conservation (OS:C) Medium High Density Residential (MHDR)
East:	Open Space - Conservation (OS:C) Medium High Density Residential (MHDR)
South:	Medium Density Residential (MDR) Low Density Residential (LDR)
West:	Medium Density Residential (MDR) Low Density Residential (LDR)
Existing Zoning Classification:	Specific Plan (SP)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	One-Family Dwellings (R-1) Specific Plan (SP)
East:	Specific Plan (SP)
South:	Specific Plan (SP)
West:	Specific Plan (SP)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land
South:	Single Family Residential
East:	Single Family Residential
West:	Single Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	1.15 Gross Acres	N/A
Proposed Minimum Lot Size:	8276 SF	PA 12A: 7,200 SF
Total Proposed Number of Lots:	4	N/A
Map Schedule:	F	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 103 and 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell Number 5279
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In the SKR Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed subdivision is located within the Southwest Area Plan with the land use designation of Community Development: Medium Density Residential, which allows for lot sizes at a minimum of 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed at a density of 2 - 5 dwelling units per acres. This

Schedule "F" subdivision proposes four (4) residential lots with a minimum lot size of 8,276.40 net square feet, which is consistent with the General Plan land use designation as shown in the Southwest Area Plan. The project site is surrounded by properties that are designated Open Space Conservation (OS-C) and Community Development Medium Density Residential (CD-MDR) to the North and East, and Community Development Medium Density Residential (CD-MDR) and Community Development Low Density Residential (CD-LDR) to the South and West, which suggests neighborhood compatibility.

The project is located within the Winchester 1800 Specific Plan No. 286. The project site is within Planning Area 12A which establishes zoning requirements and standards for Specific Plan No. 286. The development standards for Planning Area 12A are the same as those standards identified in Article VI (R-1 Zone – One Family Dwelling), Section 6.2 of Ordinance No. 348, except as modified by Specific Plan No. 286. An analysis on compliance with development standards are included later in the report.

Tentative Parcel Map No. 37666 was submitted to the County of Riverside on December 4, 2018.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

The proposed subdivision is a lot split on a parcel that is zoned residentially as Specific Plan and is currently vacant. The subdivision will create four legal parcels which will meet the development standards that shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except as modified by the Specific Plan, and allowable land uses as noted in the Community Development: Medium Density Residential (MDR) Land Use Designation in the Southwest Area Plan. The proposed project is consistent with the General Plan and Zoning Ordinance. The project site has not been involved in a land division within the previous two (2) years. All services and access are currently available to the proposed project site. The topography of the project site and surrounding area is flat as it has an average slope less than 20%. In regard to be located within an "urbanized area." Section 15387 further provides that urbanized areas include areas having a population density of at least 1000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The project site is located in Census Tract 432.40 which exceeds the minimum density of 1,000 persons per square mile, the Census Tract has 4,148 persons per square mile (US Census 2018 American Survey). The site is 2 miles from the City of Menifee and is within an area recognized by the U.S. Bureau of the Census as the Riverside-San Bernardino MSA. Therefore, the Project meets this criterion. Staff has determined that the proposed subdivision meets the requirements of Section 15315 as well as the definition of urbanized area.

Additionally, none of the environmental conditions noted under Section 15300.2 occur on the site, therefore the project is exempt from CEQA and no further environmental review is required. Per section 15300.2, categorical exemptions are qualified by consideration of where the project is to be located. The exemptions are considered to apply in all instances, except where the project impacts an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted

pursuant to law by federal, state, or local agencies. Staff has analyzed adjacent projects and determined that there are no successive projects of the same type are located within the same place over time. Although the site is located in a low liquefaction area and is susceptible to subsidence, the site does not qualify as a unusual circumstance since no structures are proposed at this time, and since future proposed residences will need to comply with grading, site drainage, and geotechnical requirements set forth in the California Building Code. (CBC). The proposed project does not result in damage to scenic resources, including but not limited to tree, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. The proposed project is not located within a scenic highway. The project is not located within a hazardous waste site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. And, the project does not cause substantial adverse changes of a historical resource.

Therefore, based upon the available information, there does not appear to be any facts to support a finding that the proposed parcel map would have a significant effect on the environment.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR). The Medium Density Residential land use designation of the General Plan states, "Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet." The proposed Tentative Parcel Map is for the subdivision of the 1.15 acres site into 4 residential parcels. The proposed subdivision would allow for potential residential development consistent with the Medium Density Residential land use designation.
2. The existing zoning is Specific Plan (SP Zone). The project site is within the Winchester 1800 Specific Plan No. 286S3. The development standards in Planning Area 3 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.2 of Ordinance No. 348, except as modified by the Specific Plan. The Proposed Tentative Parcel Map is a Schedule F map that will allow the potential for future development will be required to comply with the permitted uses and development standards of the SP zone and all other provisions of Ordinance No. 348.

Entitlement Findings:

Tentative Parcel Map

Tentative Parcel Map No. 37666 is a Schedule "F" map that proposes a subdivision of 1.15 gross acres into 4 lots. The findings required to approve the Map, pursuant to the provisions of Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design are consistent with the goals of the General Plan, specifically General Plan Principal IV.A.1 which states that the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in

various style, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings. The proposed development is located along Washington Street which services the traffic for the site. The proposed subdivision to foster potential future residential development is also located adjacent to current and planned residential uses that are similar. The Tentative Parcel Map site is designated Medium Density Residential by the General Plan and is consistent with this land use designation by fostering future residential development on the site and is consistent with all other requirements of this Specific Plan and the project is consistent with all applicable requirements of State law and ordinances of Riverside County.

2. The site of the proposed map is physically suitable for the type of development and density because the site is relatively flat and is located adjacent to Washington Street and Shephard Court. The subdivision is adjacent to another residential development with similar types of density and design. The proposed right of way improvements of the site would connect Shephard Court with Washington Street, thereby improving street connectivity. Infrastructure to serve the residential development including water and sewer are readily available. This subdivision is consistent with the General Plan land use designation of Medium Density Residential as noted in previous findings.
3. The design of the proposed map or the type of improvements are not likely to cause serious public health problems since the proposed subdivision does not directly propose any development or improvements and any potential impacts from development. The current subdivision itself does not propose any further impacts as is detailed in the Environmental Findings.
4. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule "F" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and the requirements of Ordinance No. 460. The project specifically complies with the Schedule "F" improvement requirements of Ordinance No. 460 Section 10.11 as listed below:
 - a. *Streets.* An internal private street is shown on the Tentative Map, which consists of a 24' wide street with material and base as dictated by the project WQMP with 4" AC dike on both sides of the street. The 30' wide easement covering the internal private street granting access to all parcels of the subdivision shall be the primary means of access. This paved easement will connect to subdivision to Shephard Court and shall be required to meet County Standard requirements. Additionally, the proposed traffic circle is required to be designed per Transportation Department and County Fire Department requirements. The 24-foot-wide driveway on Washington Street is designed to be an emergency access only and is always required to be closed, a Knox box access devise is provided for emergency personnel.
 - b. *Domestic Water.* Water shall be provided to meet the requirements as set forth in California Administrative Code, Title 22, Chapter 16, and piped water systems. The proposed project has been conditioned to obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, the applicant is required to submit a copy of water and sewer "will-serve" letters to the Department of Environmental Health. 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 purveyor, as well as all other applicable agencies.

- c. *Fire Protection.* The project has been conditioned to meet Fire Department requirements. The development has been conditioned to ensure that the Fire Department emergency vehicle apparatus access road be designed per County Fire Department standards. Additionally, Fire Department water systems(s) for fire protection is required to be in accordance with the California Fire Code, and plans are required to be submitted to the Fire Department for review and approval prior to building permit issuance. Since the project is in a High Fire Hazard, State Responsibility Area, the applicant will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.
 - d. *Sewage Disposal.* The project has been conditioned to meet the sewage disposal requirements. As noted earlier in the staff report, the proposed project has been conditioned to obtain potable water and sanitary sewer service from the Eastern Municipal Water District (EMWD) and is to provide this prior to building permit issuance.
 - e. *Fences.* The project complies with fencing provisions which require six-foot high chain link galvanized wire fence along any canal, drain, expressway or other feature deemed hazardous. Perimeter wall is installed along Washington Street. Retaining walls are also installed along the paved private easement.
 - f. *Electrical and Communication Facilities.* The project complies with electrical and communication facility requirements. The project has been conditioned, and all electrical power, telephone, communication, and cable television lines are required to be placed underground. These improvements are required to be shown on improvement plans, according to Ordinance No. 460 for subdivisions, and/or Ordinance 461 for road improvements. The project is required to coordinate with the serving utility companies to complete the final installations.
- 5. The design of the proposed land division proposed will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the project site. No such dedications exist on the property that would need to be removed.
 - 6. Tentative Parcel Map No. 37666 is consistent with the minimum lot size allowed by the project site's Zoning Classification of Specific Plan (SP). The project site is within the Winchester 1800 Specific Plan No. 286S3. As noted later in this report, the proposed subdivision meets the required zoning development standards.
 - 7. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat since the proposed subdivision does not directly propose any development or improvements. Impacts to fish, wildlife, or their habitat will be evaluated when the lots are being development.

Development Standards Findings:

The proposed use is consistent with Ordinance No. 348, with the permitted uses and development standards of the Specific Plan. The project site is within the Winchester 1800 Specific Plan No. 286S3.

The development standards are the same as those uses permitted in Article VI, Section 6.2 of Ordinance No. 348, except as modified by the Specific Plan. Additional information regarding zoning requirements are listed below:

1. *Lot area shall be not less than 7,200 square feet.* The project is compliant with this provision since the project proposes lots that range in size from 10,018 SF to 16,988 SF.
2. *The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one-hundred feet (100').* The proposed project is compliant with this provision since the proposed subdivision includes lots with average widths that range from 60 feet to 91 feet, and a minimum average depth that ranges from 75 feet to 159 feet.
3. *The minimum frontage of a lot shall be sixty feet (60'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').* The project is compliant with this provision as the lots have frontages that range from 56 feet to 85 feet.
4. *Minimum yard requirements are as follows:*
 - a. *The front yard shall be not less than twenty feet (20'), measured from the public street.* There are no plans proposed for the houses or structures of the proposed parcels. When development plans are submitted, they will be required to comply with the zoning's setback requirements.
 - b. *Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the public street.* There are no plans proposed for the houses or structures of the proposed parcels. When development plans are submitted, they will be required to comply with the zoning's setback requirements.
 - c. *The rear yard shall not be less than twenty feet (20').* There are no plans proposed for the houses or structures of the proposed parcels. When development plans are submitted, they will be required to comply with the zoning's setback requirements.
 - d. *Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided from in Section 18.19 of Ordinance No. 348.* There are no plans proposed for the houses or structures of the proposed parcels. When development plans are submitted, they will be required to comply with the zoning's setback requirements.
5. *The maximum lot coverage shall be 65 percent for single story and 60 percent for two story.* The project demonstrates possible PADs to show approximate locations and square-footage of future residences and architectural features. Final pads will be approved once development is reviewed for the project. With the information currently available, the lot coverage of the site is under 60 percent. The lot coverage ranges from 44 percent to 59 percent.

Other Findings:

1. The project site is located within Criteria Cell 5279 of the Western Riverside County Multi-Species Habitat Conservation Plan. The parcel was included as part of HANS00017 and went through the Joint Project Review (JPR 05-03-01) in 2005. No conservation was noted during the review. The project fulfills the plan requirements within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project is not located within a City Sphere of Influence and therefore the project was not provided for review and comment.
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. Although the project is exempt from CEQA and not subject to Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 19, 2019. No response was received from the Agua Caliente Band of Cahuilla Indians, the Cahuilla band of Indians, Colorado River Indian Tribes (CRIT), Morongo Cultural Heritage Program, Pala Band of Mission Indians, Ramona Band of Cahuilla Indians, or the Rincon Band of Luiseño Indians. Consultations were requested by Pechanga Cultural Resources Department and Soboba Band of Luiseño Indians. Soboba did not identify any Tribal Cultural Resources but did concur with the conditions of approval which include Native American Monitoring. Consultation was concluded with Soboba on March 12, 2019. Consultation with Pechanga was initiated on March 21, 2019. At this time the cultural report and the conditions of approval were provided to the tribe. A follow-up email was sent to Pechanga on April 22, 2019 inquiring whether they had received the report and conditions. No response was ever received from the tribe. Another follow-up communication was sent to the tribe on September 08, 2020. No response was received from this email. No tribal cultural resources were identified by the tribes. Native American Monitoring will be required so that in the event previously unidentified subsurface tribal cultural resources are discovered during grading, they will be handled appropriately and impacts in this regard will be less than significant with mitigation incorporated.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

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

tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department and California Department of Forestry and Fire Protection.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – state which standards, such as road width etc., standards for signs identifying streets, roads and buildings – state which standards are being used such as roof addressing, blue dot reflectors, etc., minimum private water supply reserves for emergency fire use – state the size and number of tanks, fuel brakes and green belts – state the size in square feet, number of breaks, and general location, and other.

Conclusion:

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

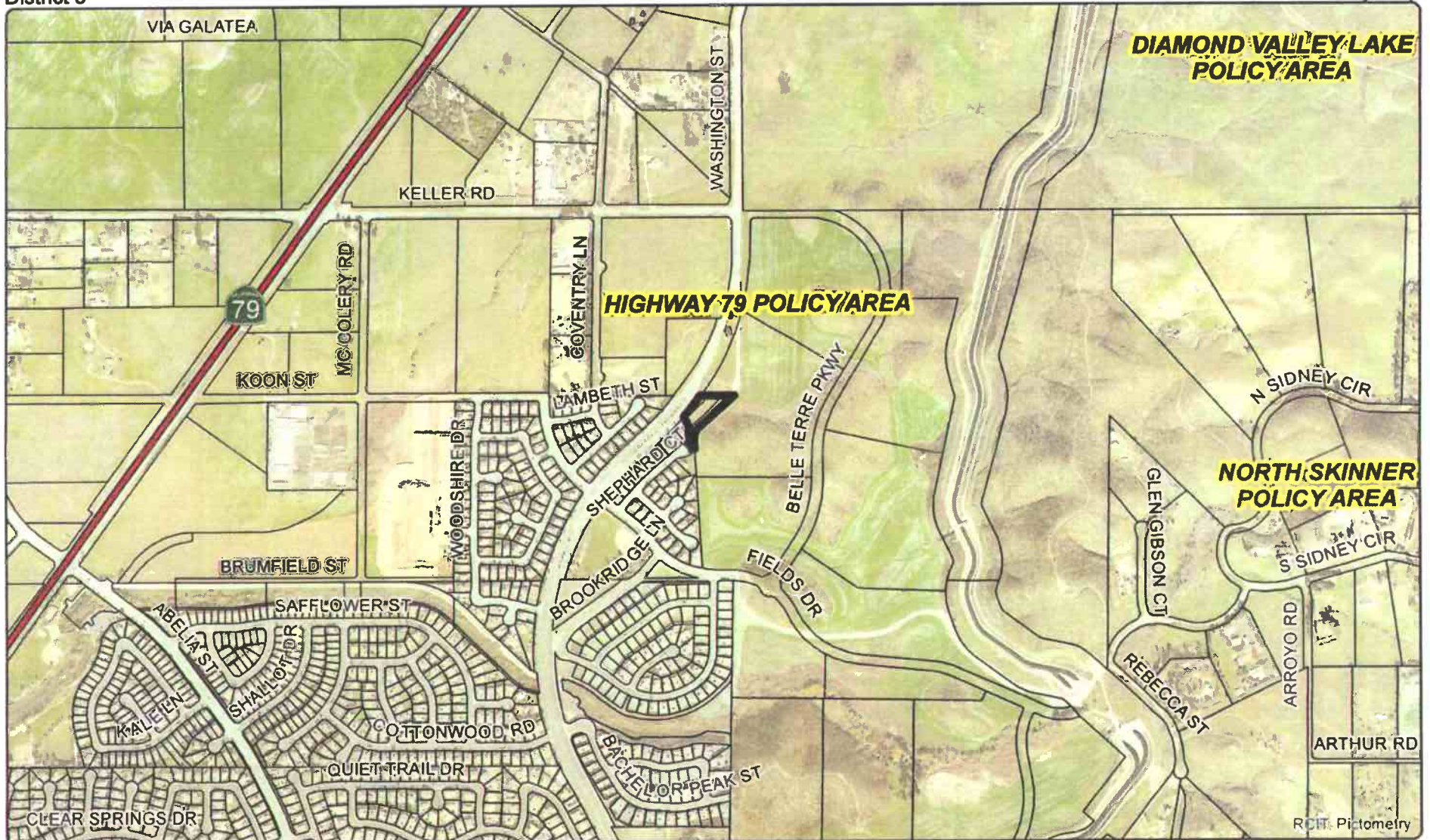
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37666
VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 01/21/2021
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)996-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riverside.ca.gov>



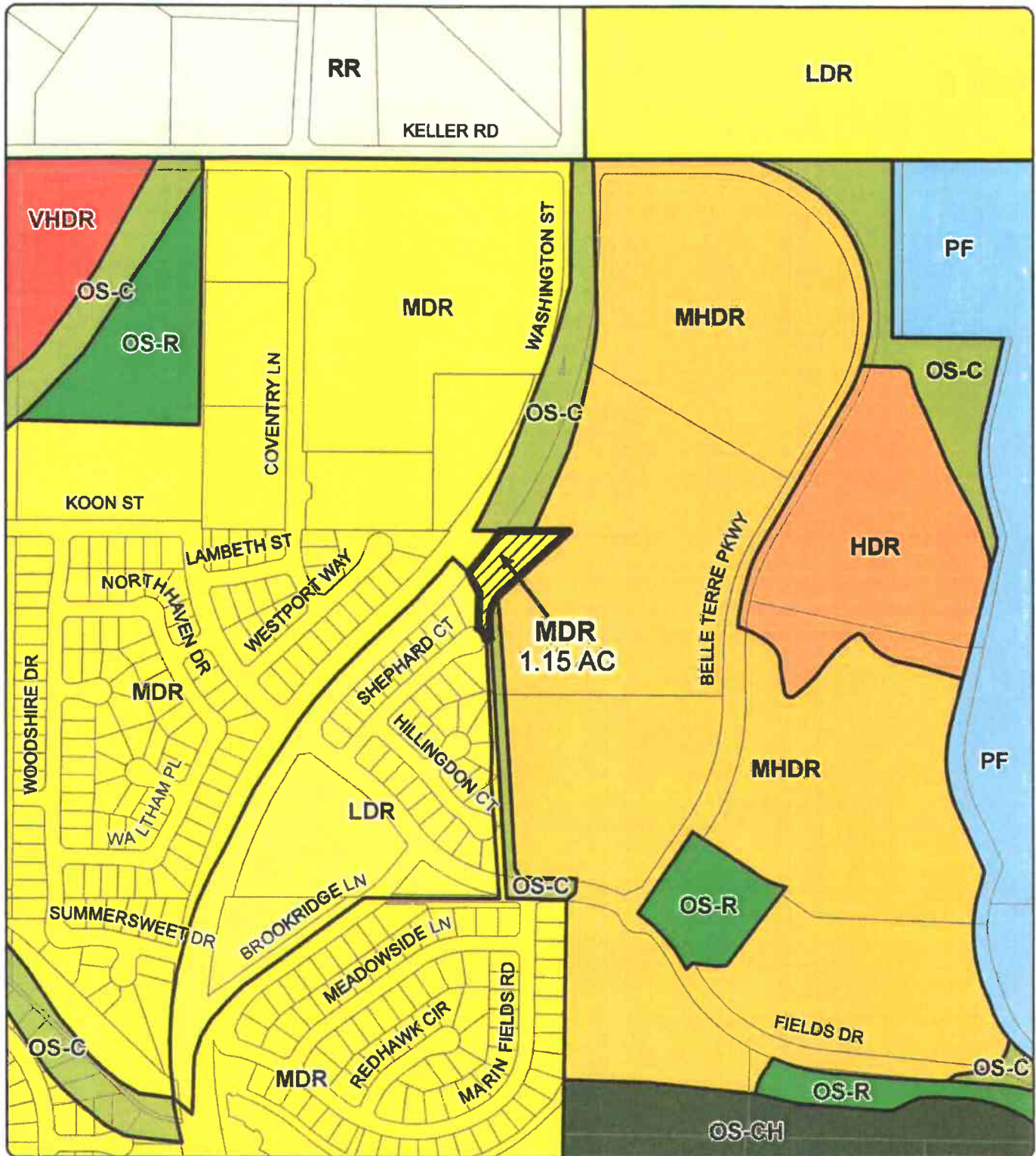
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37666

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 01/21/2021
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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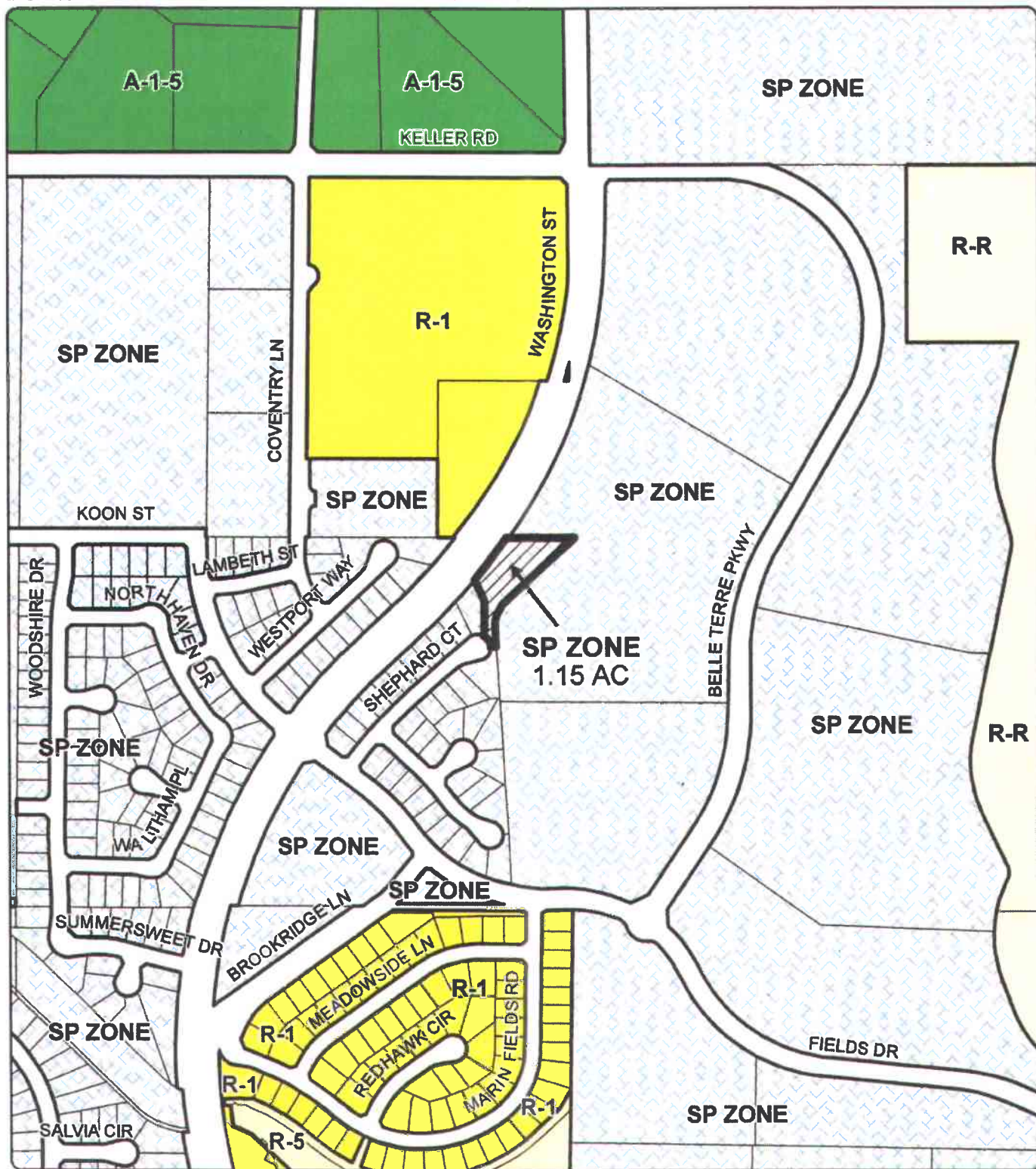
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37666

Supervisor: Washington
District 3

EXISTING ZONING

Date Drawn: 01/21/2021
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37666

LAND USE

Supervisor: Washington

District 3

Date Drawn: 01/21/2021

Exhibit 1



Zoning Area: Rancho California

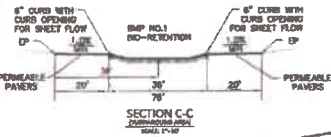
Author: Vinnie Nguyen



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TENTATIVE PARCEL MAP 37666 COUNTY OF RIVERSIDE

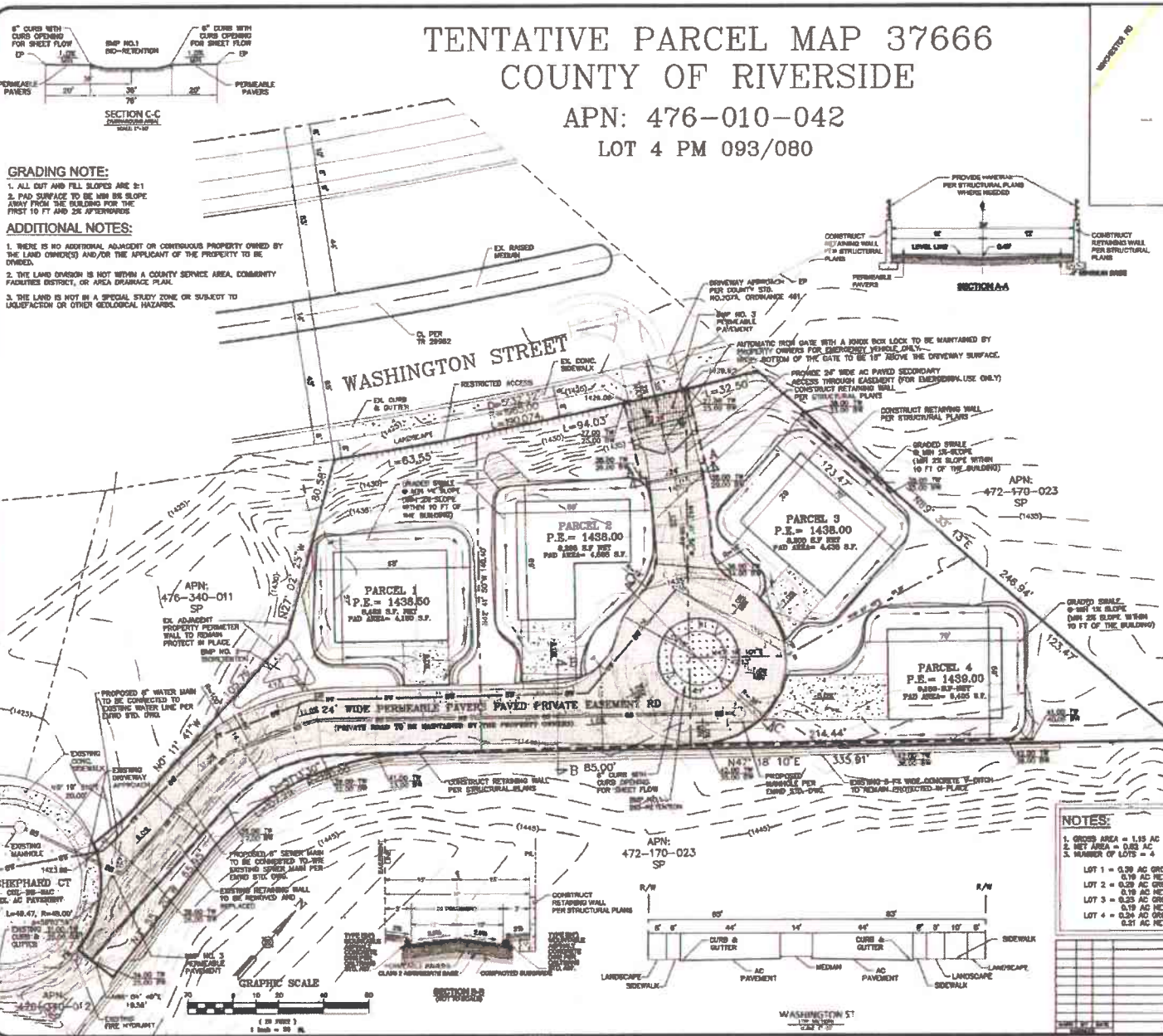
APN: 476-010-042
LOT 4 PM 093/080



GRADING NOTE:
1. ALL DIRT AND FILL SLOPES ARE 2:1
2. PAD SURFACE TO BE MIN 8% SLOPE
AWAY FROM THE BUILDING FOR THE
FIRST 10 FT AND 2% THEREAFTER

ADDITIONAL NOTES:

1. THERE IS NO ADDITIONAL ADJACENT OR CONTIGUOUS PROPERTY OWNED BY THE LAND OWNER(S) AND/OR THE APPLICANT OF THE PROPERTY TO BE DIVIDED.
2. THE LAND DIVISION IS NOT WITHIN A COUNTY SERVICE AREA, COMMUNITY FAMILIARITY DISTRICT, OR AREA DRAINAGE PLAN.
3. THE LAND IS NOT IN A SPECIAL STUDY ZONE OR SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS.



OWNERS:
DANA A. SARA
SHIRLEY L. SARA
4330 ANDREA BOCA
WINCHESTER, CA 92596

APPLICANT:
RALPH ALLEN
43307 MARQUETA HOT SPRINGS RD
MURFREESBORO, TN 38552
CELL: (931) 757-1758
EMAIL: VALLEYDESIGN3D@GMAIL.COM

UTILITY PURVEYORS:
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA Edison
TELEPHONE: GENERAL TELEPHONE COMPANY
SCHOOL: TEMECULA UNIFIED

PROJECT ADDRESS:
SHERPHARD CT
WINCHESTER, CA 92596

ASSESSORS PARCEL NUMBER:
476-010-042

LEGAL DESCRIPTION:
LOT 4 OF PARCEL MAP 80 PM 080, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN THE OFFICE OF COUNTY CLERK OF SAID COUNTY.

PROPOSED LAND USE:
MOR

EXISTING LAND USE:
LDR MOR

ZONING CLASSIFICATION:
SP ZONE CE NUMBER: 7775
SP ZONE CE NUMBER: 5902

GENERAL PLAN POLICY AREAS:
NOT IN A GENERAL PLAN POLICY AREA

SPECIFIC PLAN:
WINCHESTER 1990 ZONING AREA 13
WINCHESTER 1990 ZONING AREA 9

FEMA ZONE:
ZONE D

FEMA MAP:
0805C27300

PLANS PREPARED BY:
MAJESTIC DESIGN 3D
P.O. BOX 223
TEMECULA, CA 92593
TEL: (951) 440-8281
EMAIL: MAJESTICDESIGN3D@GMAIL.COM

NOTES:
1. GROSS AREA = 1.15 AC
2. NET AREA = 0.93 AC
3. NUMBER OF LOTS = 4
LOT 1 = 0.28 AC GROSS
LOT 2 = 0.28 AC GROSS
LOT 3 = 0.25 AC GROSS
LOT 4 = 0.34 AC GROSS

NO.	REVISIONS	DATE
1	AS NOTED	FEB 28, 2000

MAJESTIC DESIGN 3D
P.O. Box 223
Temecula, CA 92593
Tel: (951) 440-8281
Majesticdesign3d@gmail.com

TENTATIVE PARCEL MAP

PLANS FOR

1



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

Juan C. Perez
Agency Director



03/01/21, 12:54 pm

TPM37666

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37666. 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 - Hold Harmless

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TPM37666 or its associated environmental documentation; and,
 - (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TPM37666, including, but not limited to, decisions made in response to California Public Records Act requests; and
- (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Preamble (cont.)

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map No. 37666 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 - Project Description & Operational Limits

TENTATIVE PARCEL MAP NO. 37666 (TPM37666) approved for a Schedule "F" subdivision of 1.15 gross acres into four (4) single-family residential lots.

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Design Guidelines

- Bermuda Dunes (Adopted 5/13/2008)
- Desert Edge (Adopted 12/23/2008)
- Lakeview Nuevo (Adopted 8/1/2006)
- Mecca (Adopted 7/21/2009)
- Temecula Valley Wine Country (Adopted 3/11/2014)
- Temescal Valley (Adopted 3/20/2007)
- Thermal (Adopted 7/21/2009)
- Vista Santa Rosa (Adopted 9/28/2004)

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBIT

Exhibit A: Tentative Map No. 37666 (TPM37666), dated February 25, 2020

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 ECP COMMENTS

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

E Health. 2 Water & Sewer

The proposed project shall obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and recordkeeping.

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.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1

Fire - Advisory

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

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

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

In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

Flood

Flood. 1

Flood Haz Report

Tentative Parcel Map 37666 is a proposal for a subdivision of 1.2 acres into 4 residential parcels with the minimum lot size of 0.23 acre. The site is located on the east side of Washington Street and north side of Shephard Ct. The project is within the Winchester 1800 Specific Plan (SP 286), and was previously included in and reviewed under Tract 29962.

The parcel map is located within a FEMA Zone D per FIRM (2008) 06065C2730G. This site is subject to offsite storm flow from a tributary drainage area of approximately 2 acres from the hills to the east. The project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

No proposed offsite drainage information and detail has been provided this time for a review. New construction should comply with all applicable ordinances. Natural watercourses should be kept free of buildings and obstructions and grading shall be designed in a manner that maintains the natural drainage patterns of the area. If the development of this property would increase downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impacts.

Onsite drainage facilities do not include storm drain pipe larger than 36-inches in diameter, and therefore, would not be maintained by the District. Consequently, the Transportation Department will review the hydrologic and hydraulic calculations for these facilities

It should be noted that the site is located within the bounds of the Murrieta Creek / Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz Report (cont.)

whichever occurs first. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or hyang@rivco.org.

Planning

Planning. 1 0010-Planning-MAP - 90 DAYS TO PROTEST

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

Planning. 2 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.

Planning. 3 Gen - FEE BALANCE

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Planning. 4 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 the 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. 5 Zoning Standards

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 Zoning Standards (cont.)

Lots created by this Tentative Map shall be in conformance with the development standards of the SP Zone (SP 286S3 - Winchester 1800).

Planning-CUL

Planning-CUL. 1 If Human Remains Found

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

Planning-CUL. 2 Unanticipated Resources

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

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

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

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

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

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

Transportation

Transportation. 1 RCTD - GENERAL

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. The Project shall submit a preliminary soils and pavement investigation report addressing the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL (cont.)

construction requirements within the road right-of-way.

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

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

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

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

7. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

Plan: TPM37666

Parcel: 476010042

50. Prior To Map Recordation

Planning

050 - Planning. 1 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

050 - Planning. 2 Map - ECS Shall be Prepared Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 3 Map - Quimby Fees (1) Not Satisfied

*Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the Riverside County Recreation and Parks District, County Service Area No. 103 and 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

Survey

050 - Survey. 1 RCTD - FINAL MAP REQUIREMENTS Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 RCTD-MAP-WQ - WQMP ACCESS AND MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1 RCTD - EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, new driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Washington Street and Shepard Court shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

Plan: TPM37666

Parcel: 476010042

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 RCTD - EXISTING CURB & GUTTER (cont.) Not Satisfied

If you have questions, please call the Plan Check Section at (951) 955-6527.

Note:

1. Driveway on Washington Street shall be constructed per Standard No. 207(A) and as directed by the director if Transportation.
2. Driveway on Shepard Court shall be constructed per Standard No. 207 and as directed by the director if Transportation.
3. Gate shall be installed 35 feet minimum from the flowline of adjacent street.
4. The project proponent shall design the acceptable street grade allowing the emergency gate to be installed and as directed/approved by the Director of Transportation.
5. The proposed traffic circle shall be designed to the satisfaction of Transportation Department and County Fire Department.
6. The 24 foot wide driveway on Washington Street shall be an emergency access only and shall be close during all other times.
7. The project proponent shall coordinate with the adjacent property owners prior to construction and during construction.
8. Retaining wall footing shall be outside the adjacent property or alternatively the project proponent shall submit a recorded easement covering any off-site improvement prior to start any off-site work.

050 - Transportation. 2 RCTD - UTILITY COORDINATION Not Satisfied

All proposed electrical power, telephone, communication, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- a. Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 3 RCTD-MAP - Internal Private Street Not Satisfied

The internal private street shall be constructed at a minimum of 24' wide of material and base as dictated by the project WQMP with 4" AC dike on both sides of the street.

A 30' wide easement covering the internal private street granting access to all the parcels of the subdivision shall be provided.

Parking shall be restricted on the internal private street.

Plan: TPM37666

Parcel: 476010042

50. Prior To Map Recordation

Transportation

050 - Transportation. 3 RCTD-MAP - Internal Private Street (cont.) Not Satisfied
or as approved by the Director of Transportation.

050 - Transportation. 4 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIREMENTS Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

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.

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

Parcel Map 37666 is located within the boundaries of the Murrieta Creek / Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 677 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning-CUL

Plan: TPM37666

Parcel: 476010042

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Required 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. 2 Project Archaeologist Required 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-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD Not Satisfied

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

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

Plan: TPM37666

Parcel: 476010042

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa HarnessValentia Lopez at tharness@rivco.org vslopez@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 RCTD - SUBMIT GRADING PLANS Not Satisfied

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

060 - Transportation. 2 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIREMENTS Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

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.

Plan: TPM37666

Parcel: 476010042

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

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 Cultural Monitoring Report Required 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 Plan.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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

Plan: TPM37666

Parcel: 476010042

80. Prior To Building Permit Issuance

BS-Grade

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

final.

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
2. Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)
3. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)
4. Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 2 prior to permit Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

1. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow.
3. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.
The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.
4. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Murrieta Creek / Warm Springs Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this

Plan: TPM37666

Parcel: 476010042

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 **Mitcharge - Use (cont.)** **Not Satisfied**
project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development.
The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

080 - Planning. 1 **Fee Balance** **Not Satisfied**
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 **Roof Mountated Equipment** **Not Satisfied**
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 3 **School Mitigation** **Not Satisfied**
WITHIN SIX (6) MONTHS OF PROJECT APPROVAL: Impacts to the Temecula Valley Unified shall be mitigated in accordance with California State Law

080 - Planning. 4 **Walls/Fencing** **Not Satisfied**
The placement and construction of walls and fencing shall be in compliance with the approved Exhibit A.

Transportation

080 - Transportation. 1 **RCTD-MAP-WQ - IMPLEMENT WQMP** **Not Satisfied**
The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 **PRECISE GRADE APPROVAL** **Not Satisfied**
Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas for the paved private road.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil

Plan: TPM37666

Parcel: 476010042

90. Prior to Building Final Inspection

BS-Grade

- 090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied
- Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

- 090 - Planning. 1 Block Wall Antigraffiti Not Satisfied
- All constructed block walls shall be finished with anti-graffiti coating.

- 090 - Planning. 2 Map - Quimby Fees (2) Not Satisfied
- The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Riverside County Recreation and Parks District, County Service Area No. 103 and 152.

- 090 - Planning. 3 Wall/Fencing Compliance Not Satisfied
- The placement and construction of walls and fencing shall be in compliance with the approved Exhibit A.

Transportation

- 090 - Transportation. 1 RCTD - 80% COMPLETION Not Satisfied
- Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:
- a. Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b. Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c. Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d. Water system, including fire hydrants, shall be installed and operational, according to the

Plan: TPM37666

Parcel: 476010042

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - 80% COMPLETION (cont.) Not Satisfied
improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e. Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

f. Written confirmation of acceptance from sewer purveyor is required.

g. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 2 RCTD - FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. All Transportation Uniform Mitigation Fees (TUMF)

2. All Fees for Zone 'D' of the Southwest Road and Bridge Benefit District.

090 - Transportation. 3 RCTD - UTILITY INSTALL Not Satisfied

Proposed electrical power, telephone, communication, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 4 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department Business Storm Water Compliance Program Section.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: February 11, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading

P.D. Environmental Programs Division
P.D. Geology Section
CALTRANS District # 8

TENTATIVE PARCEL MAP NO. 37666 – CEQ180119 – Applicant: Ralph Allen – Engineer/Representative: Majestic Design – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Low Density Residential (CD:LDR), and Community Development: Medium Density Residential (CD:MDR) – Hwy 79 Policy Area – Location: North of Washington Street, south of Keller Road, and west of Winchester Road – 1.15 gross acres – Zoning: Specific Plan (SP No. 286) - **REQUEST:** Subdivision of 1.15 acres into 4 lots. APN: 476-010-042 – **BBID:** 366-387-473

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

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on February 21, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

11/12/19

Any questions regarding this project, should be directed to David Alvarez, Project Planner at (951) 955-5719, or e-mail at daalvarez@rivco.org / MAILSTOP #: 1070

Public Hearing Path: **Administrative Action:** ☐ **DH:** ☐ **PC:** ☒ **BOS:** ☐

DATE: _____ **SIGNATURE:** _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

COMMENTS:

DATE: _____ **SIGNATURE:** _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY Tpm 37666 PLANNING DEPARTMENT

CEQ180119

CC007852

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

- ☒ TENTATIVE PARCEL MAP
☐ EXPIRED RECORDABLE MAP
☐ VESTING MAP

☐ MINOR CHANGE

Original Case No. _____

☐ REVISED MAP

Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Map 37666

APPLICATION INFORMATION

Applicant Name: RALPH ALLEN

Contact Person: Ralph Allen

E-Mail: VALLEYONELINE63@GMAIL.COM

Mailing Address: 45355 MURRIETA HOT SPRINGS ROAD

MURRIETA CA 92563

City

Street

State

ZIP

Daytime Phone No: (951) 757-1758

Fax No: () _____

Engineer/Representative Name: MAJESTIC DESIGN

Contact Person: REZA JAMES

E-Mail: MAJESTICDESIGN3D@GMAIL.COM

Mailing Address: P.O. Box 223

TEMECULA

Street

CA

92593

City

State

ZIP

Daytime Phone No: (951) 440-8281

Fax No: () _____

Property Owner Name: SABA A SABA

Contact Person: Ralph Allen

E-Mail: Valleyonline63@gmail.com

Mailing Address: 45355 Murrieta Hot Springs Rd

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Street _____

City _____

State _____

ZIP _____

Daytime Phone No: (____) _____

Fax No: (____) _____

☐ Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the 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.)

SABA A SABA

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

SHIRLEY L. SABA

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): 476-010-042

Approximate Gross Acreage: 1.15

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of WASHINGTON ST., South of KELLER RD, East of _____, West of WINCHESTER RD.

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: _____
Number of existing lots: 1 Number of proposed developable lots: 4
Planned Unit Development (PUD): Yes ☐ No ☐ Vesting Map: Yes ☐ No ☒
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: 0.82 dwelling units per acre.

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

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

Initial Study (EA) No. (if known) N/A 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): AS PART OF ORIGINAL DEVELOPMENT

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

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

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

☐ [Santa Ana River/San Jacinto Valley](#)

☒ [Santa Margarita River](#)

☐ [Whitewater River](#)

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: RALPH ALLEN

Address: 4355 Murietta Hot Springs Rd

Phone number: 951-757-1758

Address of site (street name and number if available, and ZIP Code): Not Available

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: LOT 4 PM 093/080

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



**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 RALPH ALLEN hereafter "Applicant" and SABA A SABA "Property Owner".

Description of application/permit use:

SUBDIVIDE 1.15 GROSS TO 4 PARCEL (LOT)

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): 476-010-042

Property Location or Address: _____

2. PROPERTY OWNER INFORMATION:

Property Owner Name: SABA A SABA Phone No.: _____

Firm Name: _____ Email: _____

Address: _____

3. APPLICANT INFORMATION:

Applicant Name: RALPH ALLEN Phone No.: (951) 757-1758

Firm Name: MAJESTICDESIGN Email: MAJESTICDESIGN3D@Gmail.com

Address (if different from property owner) _____

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 11/16/18

Print Name and Title: Ralph E. Allen

Signature of Property Owner: [Signature] Date: 11/16/18

Print Name and Title: SABA A + SHIRLEY SABA

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

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.

Sara Fortuna 2/23/21
Property Owner(s) Signature(s) and Date

Sara Fortuna, Trustee for Saba Family Trust
PRINTED NAME of Property Owner(s)

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

NOTICE OF PUBLIC HEARING

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

TENTATIVE PARCEL MAP NO. 37666 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions Exemption) – Applicant: Ralph Allen – Engineer/Representative: Majestic Design – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) – Highway 79 Policy Area – Location: Northerly of Washington Street, southerly of Keller Road, and westerly of Winchester Road – 1.15 Gross Acres – Zoning: Specific Plan (SP No. 286, PA12A) – **REQUEST:** Tentative Parcel Map No. 37666 is a proposal for a scheduled "F" subdivision of 1.15 acres into four (4) lots single family residential lots. APN: 476-010-042.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **MARCH 22, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project, please contact Project Planner Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project 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 on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 22, 2021,

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

APN (s) or case numbers TPM37666 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

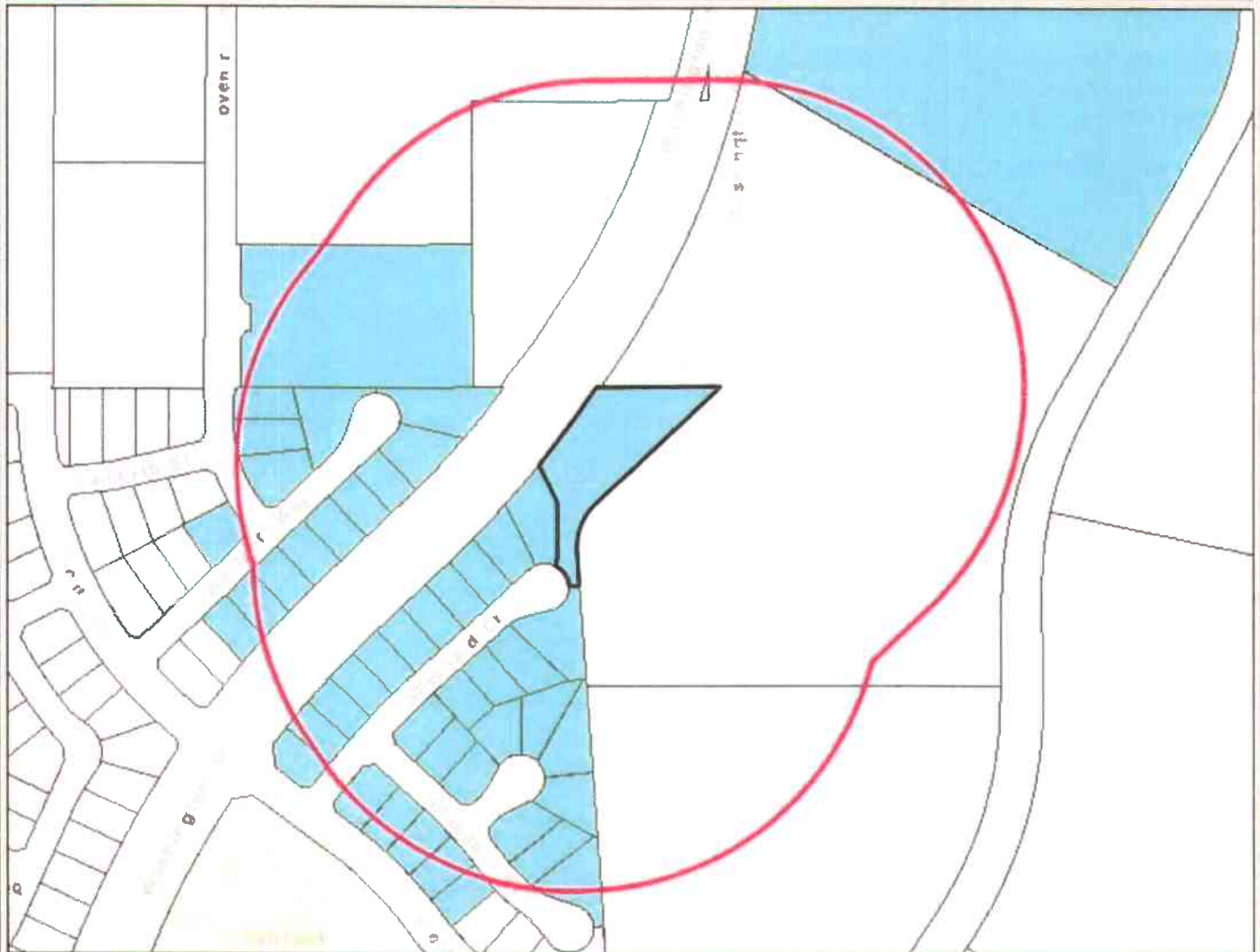
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TPM37666 (600 feet buffer)



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0

376



752 Feet

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

REPORT PRINTED ON... 1/22/2021 9:07:17 AM

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6647 GOLDEN WEST AVE
ARCADIA CA 91007

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29116 SMOKEWOOD DR
MURRIETA CA 92563

476010051
EPC HOLDINGS 781
3161 MICHELSON DR STE 425
IRVINE CA 92612

Owner (TPM37666)
Saba A Saba
Shirley L Saba
41309 Avenida Biona
Winchester, CA 92596

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

Engineer (TPM37666)
Reza James
P.O. Box 223
Temecula, CA 92591

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

Representative (TPM37666)
Majestic Design
P.O. Box 223
Temecula, CA 92593

City of Menefee
Planning Department
29844 Haun Road
Menifee, CA 92586

CALTRANS District #8
464 W 4th St
San Bernardino, CA 92401



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.: TPM37666

Project Location: APN: 462-010-042

Project Description: Tentative Parcel Map No. 37666 (TPM37666) is a proposal for a Schedule "F" subdivision of 1.15 gross acres into four (4) single-family residential lots primarily reflecting the Planning Areas for Specific Plan No. 286S3 (Winchester 1800). The project site is located at 476-010-042.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Saba Family Trust, 41309 Avenida Biona, Temecula, CA 92591

Exempt Status: (Check one)

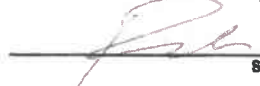
- ☐ Ministerial (Sec. 21080 (b) (1); 15268) ☒ Categorical Exemption (Sec. 15315)
☐ Declared Emergency (Sec. 21080 (b) (3); 15269(a)) ☐ Statutory Exemption (_____)
☐ Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c)) ☐ Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions) of the State CEQA Guidelines. Section 15315 is a Class 15 exemption which requires that the division of property be in an urbanized area zoned for residential, commercial or industrial uses, into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions would be required, all services and access to the proposed parcels are consistent with local standards and are available, the parcel has not been involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have a slope greater than 20 percent. None of the environmental conditions or development impacts noted under Section 15300.2 would occur on this site.

Rob Gonzalez

County Contact Person

Phone Number



Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

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



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Engineer (TPM37666)
Reza James
P.O. Box 223
Temecula, CA 92591

Representative (TPM37666)
Majestic Design
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City of Menefee
Planning Department
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Menifee, CA 92586

CALTRANS District #8
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