

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



**ITEM: 1.2  
(ID # 18875)**

**MEETING DATE:**  
Tuesday, April 26, 2022

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:  
TENTATIVE PARCEL MAP NO. 38078 - CEQA Exempt per Section 15315 – Applicant: Troy Helton – Engineer/Representative: Inland Valley Development Consultants, c/o Jack Bishop – Fifth Supervisorial District – Homeland Area – Lakeview/Nuevo Area Plan – Rural Community – Very Low Density Residential (RC-VLDR) – Location: north of Mountain Avenue, east of Malone Avenue, south of Gunther Road, and west Briggs Road – 20 gross acres – Zoning: Residential-Agricultural, 1 acre min (R-A-1) – REQUEST: Tentative Parcel Map No. 38078 is a proposal for a Schedule “H” subdivision of approximately 20 gross acres into three parcels with a minimum lot size of 5 acres, and one 5-acre remainder lot. The Schedule “H” subdivision is for the division of land only. Future land uses on the Project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses. – APN: 327-130-004, -005, -006, -007; District 5. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Director’s Notice of Decision for the above referenced case acted on by Administrative Approval on April 1, 2022 since no request for public hearing was made prior to the closure of the 10-day optional hearing notice.

**ACTION:Consent**

  
John Hildebrand, Planning Director 4/13/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Perez, and Hewitt  
Nays: None  
Absent: Washington  
Date: April 26, 2022  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Tentative Parcel Map No. 38078 (TPM38078) proposes the subdivision of a vacant, 20 gross acre lot into three parcels with a minimum lot size of 5 acres, and one 5-acre remainder lot. The subject site has a General Plan Foundation Component of Rural Community (RC) and a Land Use Designation of Very Low Density Residential (VLDR), which allows for 1-acre minimum lot sizes. The project site has a Zoning Classification of Residential Agricultural, 1 acre minimum (R-A-1), which also allows for 1-acre minimum lot sizes. The zoning classification is highly consistent with the underlying land use designation. The proposed Project would be a Schedule "H" parcel map division, which is any division of land into 4 or less parcels, where all parcels are not less than 1 acre in gross area. The Project has been reviewed and conditioned to comply with all applicable standards of Ordinance No. 460, therefore it would be in compliance with the standards of a Schedule "H" division.

*Planning Director's Decision*

The Planning Director approved the Tentative Parcel Map administratively on April 1, 2022 since no request for public hearing was made prior to the closure of the 10-day optional hearing notice.

**Board Action**

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

**Impact on Citizens and Businesses**

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

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Article 19, Section 15315 Class 15, Minor Land Divisions), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply.

**Additional Fiscal Information**

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

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. Administrative Approval Letter
- B. Staff Report Package

  
\_\_\_\_\_  
Jason Fann, Principal Management Analyst 4/18/2022



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand*  
*Planning Director*

April 5, 2022

**RE: TENTATIVE PARCEL MAP NO. 38078**

**From:** Kathleen Mitchell – Project Planner  
Ken Baez – Principal Planner

**To:** John Hildebrand, Planning Director

Tentative Parcel Map No. 38078 proposes Schedule “H” subdivision of approximately 20 gross acres into three parcels with a minimum lot size of 5 acres, and one 5-acre remainder lot. On Friday, March 18, 2022, property owners within a 600-foot radius of the project site were provided a project notice. Legal advertisement was published in the Press-Enterprise on Tuesday, March 22, 2022. The notice informed recipients of the proposed Tentative Parcel Map and provided instructions for anyone wishing to comment or to request a public hearing on the project. On April 1, 2022, this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department. Therefore, staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
John Hildebrand, Planning Director

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Kathleen Mitchell, Urban Regional Planner III



# RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET, 12<sup>TH</sup> FLOOR, RIVERSIDE, CA 92501

This is to notify you that the proposed project referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

**TENTATIVE PARCEL MAP NO. 38078 – Exempt from the California Environmental Quality Act (CEQA)** pursuant to Section 15315 (Minor Land Divisions) – Applicant: Troy Helton – Engineer/Representative: Inland Valley Development Consultants, c/o Jack Bishop – Fifth Supervisorial District – Homeland Area – Lakeview/Nuevo Area Plan – Rural Community – Very Low Density Residential (RC-VLDR) – Location: north of Mountain Avenue, east of Malone Avenue, south of Gunther Road, and west of Briggs Road – 20 Gross Acres – Zoning: Residential-Agricultural, 1-Acre Minimum (R-A-1). **Tentative Parcel Map No. 38078** is a proposal for a Schedule “H” subdivision of approximately 20 gross acres into three parcels with a minimum lot size of five (5) acres, and one (1) 5-acre remainder lot. The Schedule “H” subdivision is for the division of land only. Future land uses on the project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses. APNs: 327-130-004, -005, -006, -007.

If you wish to comment on this project, please submit written comments by **5:00 p.m. on Friday, April 1, 2022**, to:

**BY MAIL:** RIVERSIDE COUNTY PLANNING DEPARTMENT  
ATTN: KATHLEEN MITCHELL  
4080 LEMON STREET, 12<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501

**BY EMAIL:** PROJECT PLANNER:  
KATHLEEN MITCHELL  
[kmitchell@rivco.org](mailto:kmitchell@rivco.org)  
(951) 955-6836

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

The proposed project application is available for review via email by contacting the Project Planner. Additional viewing methods may be available.

If you have any comments to submit or wish to request a public hearing, please do so in writing by the above-mentioned date to the address or email address listed above. (Optional: you may use this notice to respond)

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**TPM38078 (KM)**

- \_\_\_\_\_ I **DO NOT** wish a public hearing to be held on this case, but I would like to submit comments regarding this project (attach a separate sheet if necessary):
- \_\_\_\_\_ I **DO** request that a public hearing be held on this case for the following reasons (attach a separate sheet if necessary):

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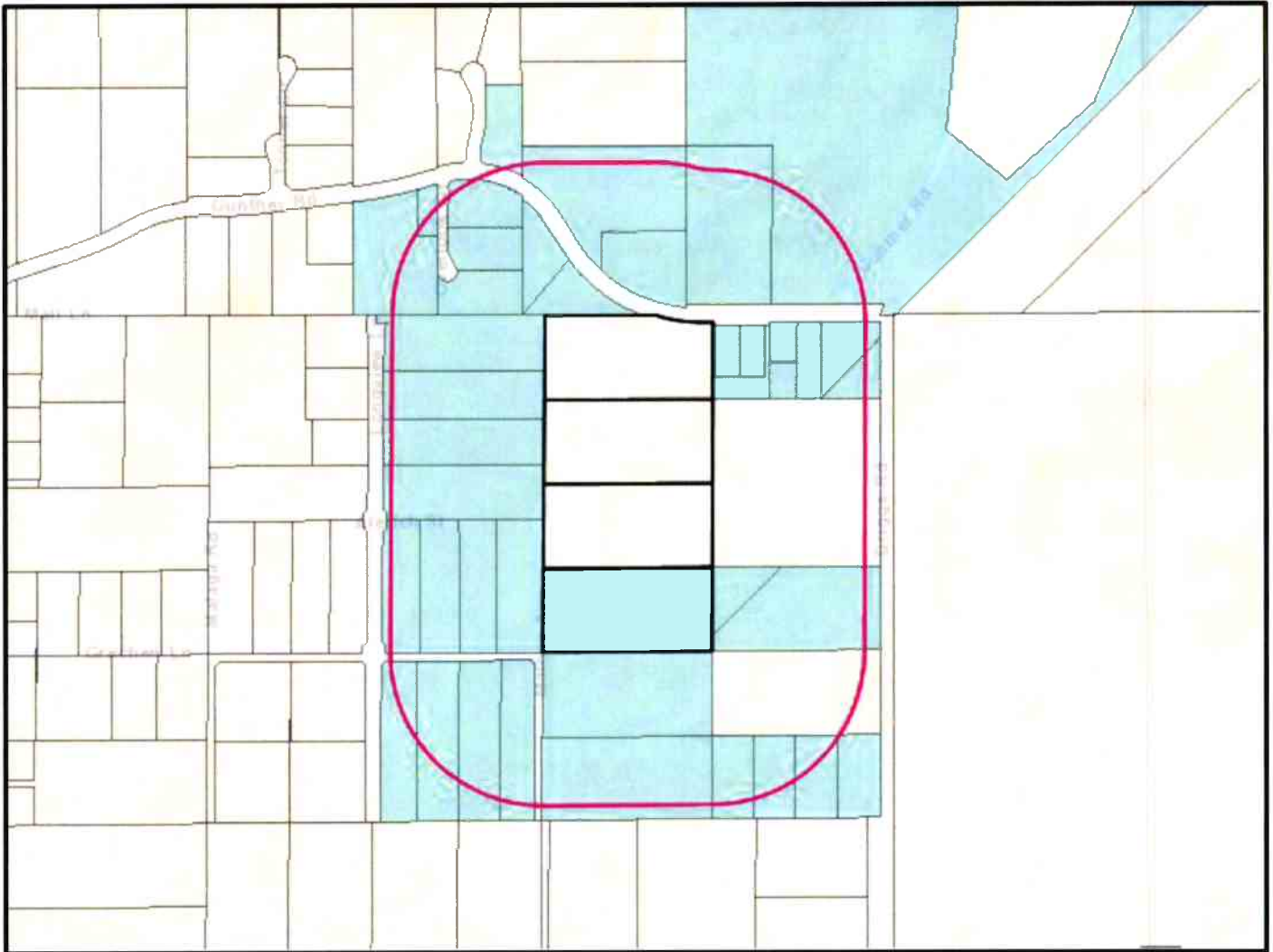
I understand that I will be notified of the date and time if a public hearing is requested.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Street Address City/State Zip

**PROJECT: TENTATIVE PARCEL MAP NO. 38078**



Maps and data are for reference purposes only. Map features are approximate.  
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
4080 LEMON STREET, 12<sup>th</sup> FLOOR, RIVERSIDE, CA 92501

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If you wish to comment on this project, please submit written comments by **5:00 p.m. on Friday, April 1, 2022**, to:

**BY MAIL:** RIVERSIDE COUNTY PLANNING DEPARTMENT  
ATTN: KATHLEEN MITCHELL  
4080 LEMON STREET, 12<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501

**BY EMAIL:** PROJECT PLANNER:  
KATHLEEN MITCHELL  
[kmitchell@rivco.org](mailto:kmitchell@rivco.org)  
(951) 955-6836

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The proposed project application is available for review via email by contacting the Project Planner. Additional viewing methods may be available. Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing no later than **5:00 p.m. on Friday April 1, 2022**, to the Project Planner at the address or email address listed above.

# Advertising Order Confirmation

# The Press Enterprise

Ad Order Number  
0011524586

Sales Representative  
Nick Eller

Order Taker  
Nick Eller

Order Source  
Select Source

Current Queue  
Ready

Tear Sheets  
0

Affidavits  
0

Blind Box

Materials

Promo Type

Special Pricing

Customer  
TLMA/COUNTY OF RIVERSIDE

Customer Account  
5209647

Customer Address  
PO BOX 1605  
RIVERSIDE, CA 92502

Customer Phone  
951-955-5132  
951-955-1176

Invoice Text  
TPM38078

Payor Customer  
TLMA/COUNTY OF RIVERSIDE

Payor Account  
5209647

Payor Address  
PO BOX 1605  
RIVERSIDE, CA 92502

Payor Phone  
951-955-5132  
951-955-1176

PO Number

Ordered By  
Cheryl Link

Customer Fax

Customer EMail  
tlmaacctspay@rvco.org



# Advertising Order Confirmation

# The Press Enterprise

Ad Number 0011524586-01 Ad Size 6 X 49 Li Color Pick Up Production Color Released for Publication  
Production Method AdAttributes AdBooker Production Notes

External Ad Number RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET, 12TH FLOOR, RIVERSIDE, CA 92501  
Legal Liner

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**TENTATIVE PARCEL MAP NO. 38078 - Exempt from the California Environmental Quality Act (CEQA)** pursuant to Section 15315 (Minor Land Divisions) - Applicant: Troy Helton - Engineer/Representative: Inland Valley Development Consultants, c/o Jack Bishop - Fifth Supervisorial District - Homeland Area - Lakeview/Nuevo Area Plan - Rural Community - Very Low Density Residential (RC-VLDR) - Location: north of Mountain Avenue, east of Malone Avenue, south of Gunther Road, and west of Briggs Road - 20 Gross Acres - Zoning: Residential-Agricultural, 1-Acre Minimum (R-A-1). **Tentative Parcel Map No. 38078** is a proposal for a Schedule "H" subdivision of approximately 20 gross acres into three parcels with a minimum lot size of five (5) acres, and one (1) 9-acre remainder lot. The Schedule "H" subdivision is for the division of land only. Future land uses on the project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses. APNs: 327-130-004; -005; -006; -007.

If you wish to comment on this project, please submit written comments by 5:00 p.m. on Friday, April 1, 2022, to:

BY MAIL: RIVERSIDE COUNTY PLANNING DEPARTMENT BY EMAIL: PROJECT PLANNER  
ATTN: KATHLEEN MITCHELL KATHLEEN.MITCHELL  
4080 LEMON STREET, 12TH FLOOR kmitchell@rivco.org  
RIVERSIDE, CA 92501 (951) 955-6836

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The proposed project application is available for review via email by contacting the Project Planner. Additional viewing methods may be available. Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing no later than 5:00 p.m. on Friday April 1, 2022, to the Project Planner at the address or email address listed above.

Press-Enterprise: 3/22

Product	Requested Placement	Requested Position	Run Dates	# Inserts
Daily Bulletin	Legals CLS LA-SB-PE	County Legal IE	03/22/22	1
PE Riverside:Full Run	Legals CLS LA-SB-PE	County Legal IE	03/22/22	1
SB Sun	Legals CLS NP	General NP - 1076~	03/22/22	1

## Order Charges:

Net Amount	402.20	Tax Amount	0.00	Total Amount	402.20
Payment Amount	0.00	Amount Due	\$402.20		

If this confirmation includes an advertising proof, please check your proof carefully for errors, spelling, and/or typos. Errors not marked on the returned proof are not subject to credit or refunds.

Please note: To meet our printer's deadline, we must have your proof returned by the published deadline, and as indicated by your sales rep.

Please note: If you pay by bank card, your card statement will show the merchant as "SoCal Newspaper Group".



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

Optional Hearing: March 22, 2022 to April 1, 2022

## PROPOSED PROJECT

<b>Case Number(s):</b>	TPM38078	<b>Applicant(s):</b>	
<b>Environmental:</b>	CEQA Exempt	<b>Engineer:</b>	Troy Helton
<b>Area Plan:</b>	Lakeview/Nuevo		
<b>Zoning Area/District:</b>	Homeland Area		Inland Valley Development Consults
<b>Supervisory District:</b>	Fifth District		c/o Jack Bishop
<b>Project Planner:</b>	Kathleen Mitchell		
<b>Project APN(s):</b>	327-130-004 through -007		

John Hildebrand  
Planning Director

## PROJECT DESCRIPTION AND LOCATION

**Tentative Parcel Map No. 38078** is a proposal for a Schedule "H" subdivision of approximately 20 gross acres into three parcels with a minimum lot size of 5 acres, and one 5-acre remainder lot. The Schedule "H" subdivision is for the division of land only. Future land uses on the Project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses.

The above is hereinafter referred to as "The Project" or "Project."

The Project site is within the Lakeview/Nuevo Area Plan, and it is not located within a General Plan Policy Area, nor a Zoning Overlay. The Project is located north of Mountain Avenue, east of Malone Avenue, south of Gunther Road, and west Briggs Road.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

#### **THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

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

**APPROVE TENTATIVE PARCEL MAP NO. 38078**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

## PROJECT DATA

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community – Very Low Density Residential (RC-VLDR)
East:	Rural Community – Very Low Density Residential (RC-VLDR)
South:	Rural Community – Very Low Density Residential (RC-VLDR)
West:	Rural Community – Very Low Density Residential (RC-VLDR)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	One-Family Dwellings (R-1)
Surrounding Zoning Classifications	
North:	Residential Agriculture, 1 acre minimum (R-A-1)
East:	Residential Agriculture, 1 acre minimum (R-A-1)
South:	Residential Agriculture, 1 acre minimum (R-A-1)
West:	Residential Agriculture, 1 acre minimum (R-A-1)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential
East:	Residential
South:	Residential
West:	Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	20 gross acres	1 acre
Proposed Minimum Lot Size:	5 gross acres	1 acre
Total Proposed Number of Lots:	3 lots, 1 remainder	
Map Schedule:	Schedule "H"	

**Located Within:**

City's Sphere of Influence:	No
County Service Area ("CSA"):	146 – Lakeview/Nuevo/Romoland/Homeland
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Very High - SRA
Mount Palomar Observatory Lighting Zone:	Yes
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	March Air Reserve Base, Zone E

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

*Tentative Parcel Map No. 38078*

On March 23, 2021, the applicant, Troy Helton, submitted Tentative Parcel Map No. 38078 (TPM38078) to the County of Riverside for consideration. The application proposes the subdivision of a vacant, 20 gross acre lot into three parcels with a minimum lot size of 5 acres, and one 5-acre remainder lot.

### *General Plan Consistency*

The subject site has a General Plan Foundation Component of Rural Community (RC) and a Land Use Designation of Very Low Density Residential (VLDR). The RC-VLDR designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The density range for lots typically ranges from 1 dwelling unit per acre to 1 dwelling unit per two acres. Agriculture and small-scale commercial uses are permitted in this designation, and equestrian and other animal-keeping uses are expected and encouraged. The project is consistent with this designation as it is a suburban subdivision that will result in lot sizes within the typical range for the RC-VLDR designation. This is further detailed in the Land Use Findings below.

### *Zoning and Development Standards*

The project site has a Zoning Classification of Residential Agricultural, 1 acre minimum (R-A-1). The zoning classification is highly consistent with the underlying land use designation. With approval of the Project, the proposed subdivision would be subject to the development standards outlined in Article VIb Section 6.51 through Section 6.54 (Development Standards) of Ordinance No. 348. Staff has reviewed the project and has determined that the project is compliant with the applicable development standards of the R-A zoning classification, which is further detailed in the Development Standards Findings below.

### *Schedule "H" Subdivision*

The proposed Project would be a Schedule "H" parcel map division, which is any division of land into 4 or less parcels, where all parcels are not less than 1 acre in gross area. The Project, therefore, must be consistent with section 10.13 of Ordinance No. 460. The Project has been reviewed and conditioned to comply with all applicable standards of Ordinance No. 460, therefore it would be in compliance with the standards of a Schedule "H" division.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (**Article 19, Section 15315 Class 15, Minor Land Divisions**), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The Project, as proposed, would be in compliance with the land use designation of RC-VLDR as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of R-A-1. In addition, the subject site has not been involved in a land division within the previous 2 years. There is no proposed new development or grading with this Project, no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

In regard to the location being within an "urbanized" area, State CEQA Guidelines Section 15387

provides that the Lead Agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urbanized". Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The City of Menifee is located less than a mile south and has a population of 102,527 people (2020 Census). As previously stated, the Project is in a developed area, surrounded by residentially zoned property, and does not propose additional grading or construction of the subject site.

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. Currently there are no similar projects being proposed in the immediate area surrounding the subject site that would cause a cumulative impact. All future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. In addition, the size and number of parcels proposed fall within the standards set by the rural land use and zone. Thus, the Project would not foreseeably create a greater level of potential impacts beyond what is anticipated for the area. The Project's proposed subdivision does not qualify as an unusual circumstance since the land use and zoning classification allow it pursuant to the applicable sections of the General Plan, Ordinance No. 348, and Ordinance No. 460. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. Furthermore, the Project site is not located within a highway officially designated as a state scenic highway, it is not located on a site deemed as a hazardous waste site, and it is not located near significant historical resources. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19, Section 15315 Class 15 (Minor Land Divisions). Therefore, the Project, as proposed, is exempt.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings**

1. The Project site has a General Plan Foundational Component of Rural Community (RC) and a Land Use Designation of Very Low Density Residential (RC-VLDR). This designation allows for the development of detached single family residential dwelling units and ancillary structures on large parcels. The density range for lots typically ranges from 1 dwelling unit per acre to 1 dwelling unit per two acres. Agriculture and small-scale commercial uses are permitted in this designation, and equestrian and other animal-keeping uses are expected and encouraged. The proposed subdivision would result in three lots that are 5 acres and one remainder lot that is 5 acres. The resulting parcels would align with the RC-VLDR designation standards for minimum lot size, therefore meeting the requirement that land uses compatibly develop in accordance with the General Plan and area plans (LU 7.1). In addition, the proposed map has been reviewed and/or conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 22.1 – LU 22.6). For example, these parcels will remain as large lots that would not adversely impact the rural character of the surrounding area (LU 22.3), while also being reviewed and conditioned to ensure that adequate circulation, water resources, and sewage capacity will meet the demands of the proposed Project (LU

22.2) For these reasons, and those additionally discussed in the findings below, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.

2. The Project site has a zoning classification of R-A-1, which is highly consistent with the Riverside County General Plan Land Use Designation of RC-VLDR. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Section 6.51 through 6.54 (R-A Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.
3. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use. The subject site is bordered by residential properties that have land use designations of Very Low Density Residential (VLDR) to the north, east, south, and west. Since the Project seeks to create a subdivision of four parcels that will be utilized for residential purposes, the Project, as proposed, would be consistent with the land use pattern in the Project area.
4. Limited agriculture and intensive equestrian and animal keeping uses are expected and encouraged. The subject site is not being utilized for any of these uses currently, and no such uses are proposed with this Project. The resulting parcels would be subject to comply with the standards set by the Land Use designation. Any violation would be subject to review and enforcement as determined by the County Code Enforcement Department.

### **Entitlement Findings**

#### **Tentative Parcel Map**

Tentative Parcel Map No. 38078 is a proposal to subdivide 20 gross acres into three lots, with one remainder lot. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

1. *The proposed map, subdivision design, and improvements are consistent with General Plan, applicable community, and specific plans and with all applicable requirements of State law and the ordinances of Riverside County.* The subject site has a General Plan Foundation Component of Rural Community (RC) and a Land Use Designation of Very Low Density Residential (VLDR). The RC-VLDR designation allows for the development of detached single-family residential dwelling units and ancillary structures on large parcels. The density range for lots typically ranges from 1 dwelling unit per acre to 1 dwelling unit per two acres. The proposed land division will result in the subdivision of an approximately 20 gross acre parcel into three 5-acre single-family residential lots and one 5-acre remainder lot. The Project would, therefore, meet both the size and density range specifications of the RC-VLDR designation. In addition, the proposed map has been reviewed and conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 22.1 – LU 22.6). Therefore, the proposed map is consistent with the General Plan. The Project has also been conditioned so that any future development on the resulting parcels would be consistent with the overall density, architectural design, and landscaping as envisioned by the Lakeview/Nuevo Area Plan.
2. *The site of the proposed land division is physically suitable for the type of development and density proposed of the development.* The site is physically suitable for the type of development and density proposed as the project site is in an area that is comprised of single-family residential uses on large rural lots. In addition, the subject site would meet the density and development standards of the RC-

VLDR land use and the R-A-1 zoning classification in terms of lot size, setback requirements, and building intensity. Therefore, the proposed Project is consistent with this finding.

3. *The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.* The Project, as reviewed and conditioned by the relevant Departments, would be consistent with all applicable environmental standards of the County's Ordinances. Additionally, the subject site is not located in an area that has been mapped for conservation or is adjacent or within an identified habitat area. Any future grading and/or construction of the site would be subject to addressing the conditions of approval prior to permit issuance and finalization, which have been added to the Project to ensure the improvements would not substantially cause disturbance to the subject site. Therefore, no impacts to fish or wildlife habitat are anticipated. Per these findings, staff has determined that it would be unlikely that environmental damage or injury to wildlife and their habitat would occur as a result of approval.
4. *The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.* The design of the proposed land division would not substantially alter the existing site conditions as the resulting parcels will remain as large, rural lots that reflect the size of the surrounding properties. The quality of living of the surrounding residents would, therefore, align closely with what they currently experience. Additionally, there would not be a drastic increase in the volume of traffic in the neighborhood resulting from the Project since there would be only three single-family residential parcels that would result from the subdivision. Thus, it would be unlikely that the air quality and vehicular access to the surrounding roadways would change or be significantly impacted. Therefore, no foreseeable public health problems would be caused as a result of the Project's approval.
5. *As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.* The minimum improvements for a Schedule "H" parcel map division shall be as follows:
  - a. **Streets & Street Improvement Plans.** The Project has been conditioned to provide a cul-de-sac access roadway to the three proposed residential lots, per the Transportation Department's direction, off of Gunther Road north of the subject site. The roadway has been reviewed and cleared by Transportation and Fire for safety and proper site access. 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. Additional conditions of approval have been added as needed to require street improvements, improvement plans, and/or road dedications that are in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461). Since these conditions of approval have been applied to the Project, this standard has been met.
  - b. **Other Improvements.** The Project has been conditioned by the Environmental Health Department that a "Will Serve" letter for potable water service must be issued by the Eastern Municipal Water District (EMWD) prior to issuance of building permits on the site. The Fire Department has conditioned the project to prove adequate water systems, including fire hydrants and/or water tanks, vegetation management, construction with Class A materials, and emergency vehicle access, prior to recordation of the final map. In addition, plans will be submitted to the Fire Department for review and approval prior to building permit issuance if future development is proposed on the subject site. Additional review and conditioning have



been provided by Transportation, Waste, Building & Safety, and Flood to ensure development of the site would be in accordance with their Departmental standards. Since these conditions of approval have been applied to the Project, this standard has been met.

- c. **Sewage Disposal.** Per the site plan, proposed locations of septic tank systems and leach lines have been provided for the Project. Based on this, the Project has been conditioned by the Environmental Health Department that an Onsite Wastewater Treatment System (OWTS) report would be prepared to determine the functionality of the septic systems prior to both building permit issuance and finalization. Since these conditions of approval have been applied to the Project, this standard has been met.
  - d. **Agriculture Lands.** Since the parcel is not within an established agriculture preserve, nor is it zoned A-1, A-2, A-P, or A-D identified in the Riverside County General Plan as important farmland, this improvement is not applicable to the Project.
6. *The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division.* As determined through the necessary Departmental review and conditioning, the design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division. Therefore, the Project meets this finding.
  7. *The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification.* The lots as shown on the tentative map would be consistent with the minimum lot size permitted by the R-A-1 Zoning Classification. The R-A-1 zone requires a minimum lot size of 1 acre, a minimum width of 100 feet, and minimum depth of 150 feet. The three proposed parcels and the one remainder parcel would be 5 gross acres in size, and are approximately 330 feet in width and 663 feet in length. Therefore, the Project would be in compliance with this requirement as all resulting parcels would meet the minimum lot size standards of the zoning classification.

### **Development Standards Findings**

The following standards of development shall apply in the R-1 Zone of Ordinance No. 348:

1. **Building Height Limit.** *One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348.* The Project has been conditioned to meet this standard, and the property owner will need to demonstrate compliance once a building permit is submitted for the construction of any structures on-site. Thus, the Project is in compliance.
2. **Required Lot Area & Dimensions.** *Minimum lot size of 20,000 square feet, with minimum width of 100 feet and a minimum depth of 150 feet.* The three proposed parcels and the one remainder parcel would be 5 gross acres in size and are approximately 330 feet in width and 663 feet in length. Therefore, the Project would be in compliance with this requirement as all resulting parcels would meet the minimum lot size standards of the zoning classification.

3. **Front Yard Required.** *The front yard shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.* The Project has been conditioned to meet this standard, and the property owner will need to demonstrate compliance once a building permit is submitted for the construction of any structures on-site. Thus, the Project is in compliance.
4. **Automobile Storage.** *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* The Project has been conditioned to meet this standard, and the property owner will need to demonstrate compliance once a building permit is submitted for the construction of any structures on-site. Thus, the Project is in compliance.

### **Other Findings**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, nor a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan
2. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. On August 3, 2021, this Project was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County applies the recommended conditions provided in the determination letter. These conditions have been added to the Project, and thus it is in compliance with the ALUC standards.
3. 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.
4. 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. Section 8.32.050 (C)(2) of Riverside County Fire Code Ordinance No. 787 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 and conditioned 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, requiring that 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, Station 7 located at 28349 Bradley Rd., Menifee, CA, approximately 8 miles south-west of the property.
- c. The Project would meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 per the review and conditions of the County Fire Department. If any future entitlement or building permit is applied for, further Fire Department review would be provided, along with any conditions for the proposed use/structure.

### **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 for an optional hearing. Additionally, optional public hearing notices were mailed to property owners within 600 feet of the project site. Individuals were given between March 22, 2022 to April 1, 2022 to provide written response to request a public hearing be held on this project. As of the writing of this report, Planning Staff has not received written communication or phone calls requesting a public hearing, nor was communication received indicating either support or opposition to the proposed project. Thus, the decision of the Planning Director is considered final unless an appeal is filed within 10 days of the approval date.

### **APPEAL INFORMATION**

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





RIVERSIDE COUNTY PLANNING DEPARTMENT

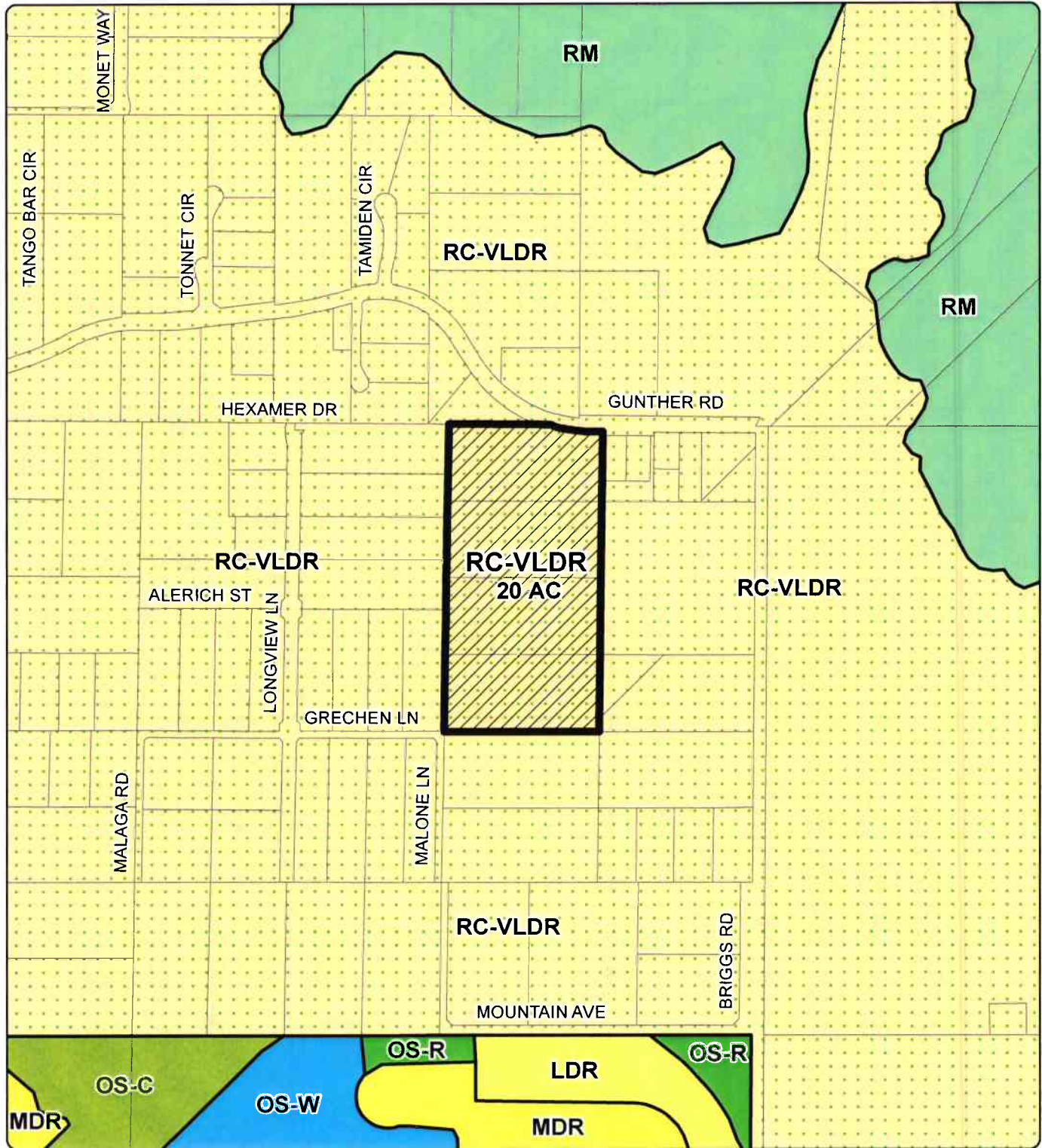
TPM38078

EXISTING GENERAL PLAN

Supervisor: Hewitt  
District 5

Date Drawn: 03/15/2022

Exhibit 5



Zoning Area: Homeland

Author: Vinnie Nguyen



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

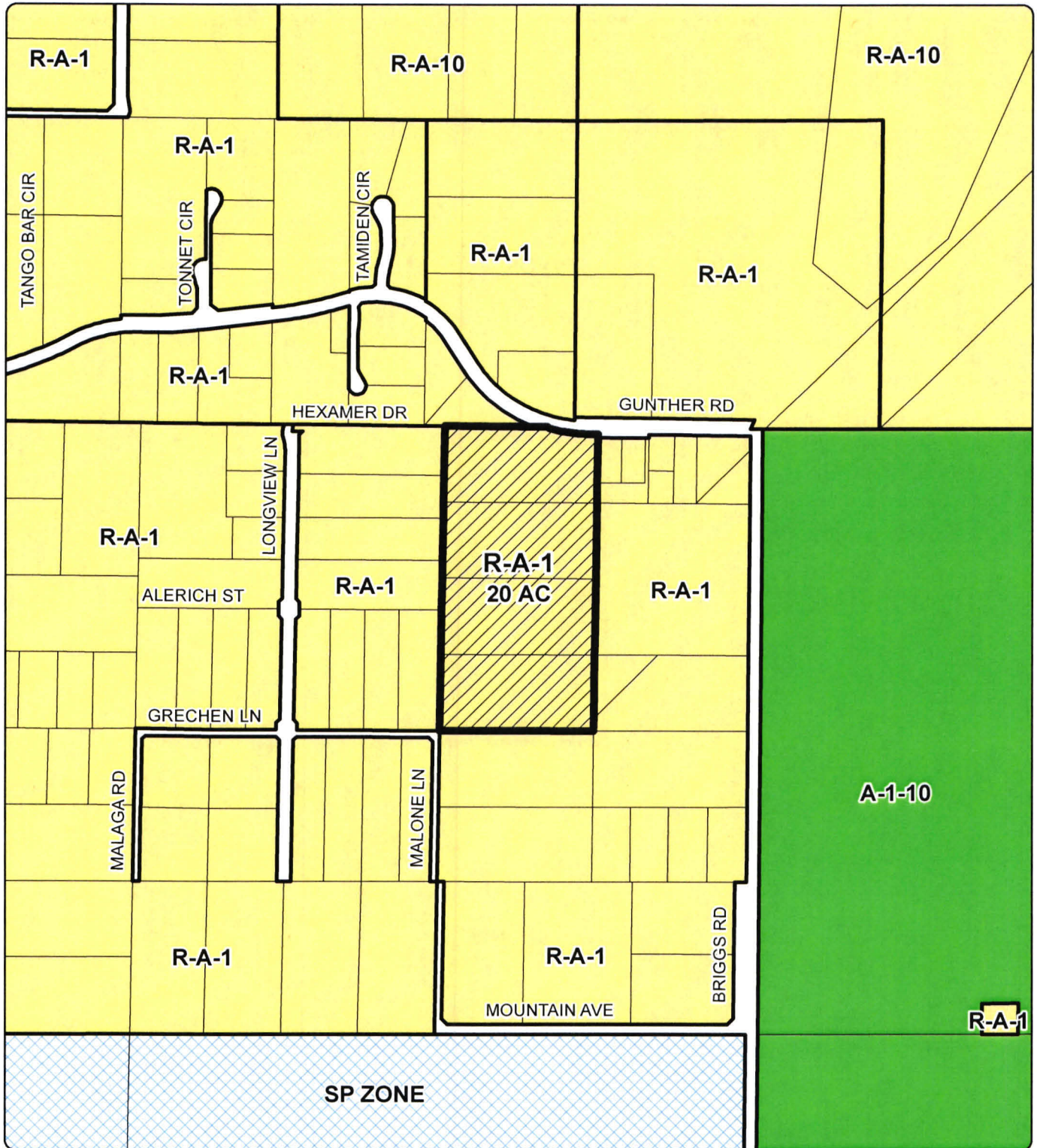
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38078

EXISTING ZONING

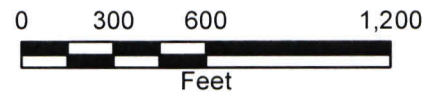
Supervisor: Hewitt  
District 5

Date Drawn: 03/15/2022  
Exhibit 2



Zoning Area: Homeland

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TPM38078

### LAND USE

Supervisor: Hewitt  
District 5

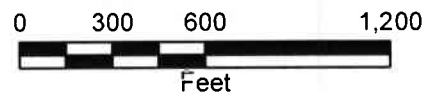
Date Drawn: 03/15/2022

Exhibit 1



Zoning Area: Homeland

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
TLMA Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044

FROM:  Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, CA 92201

County of Riverside County Clerk

Project Title/Case No.: Tentative Parcel Map No. 38078

Project Location: North of Mountain Avenue, East of Malone Avenue, South of Gunther Road, and West Briggs Road

Project Description: Tentative Parcel Map No. 38078 is a proposal for a Schedule "H" subdivision of approximately 20 gross acres into three parcels with a minimum lot size of 5 acres, and one 5-acre remainder lot. The Schedule "H" subdivision is for the division of land only. Future land uses on the Project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses.

Name of Public Agency Approving Project: Riverside County Planning Department Director

Project Applicant & Address: Troy Helton, 25420 Bundy Canyon RD Menifee, CA 92587

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Article 19, Section 15315 Class 15, Minor Land Divisions)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why the Project is exempt:** This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Article 19, Section 15315 Class 15, Minor Land Divisions), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The Project, as proposed, would be in compliance with the land use designation of RC-VLDR as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of R-A-1. In addition, the subject site has not been involved in a land division within the previous 2 years. There is no proposed new development or grading with this Project, no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

In regard to the location being within an "urbanized" area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urbanized". Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The City of Menifee is located less than a mile south and has a population of 102,527 people (2020 Census). As previously stated, the Project is in a developed area, surrounded by residentially zoned property, and does not propose additional grading or construction of the subject site.

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. Currently there are no similar projects being proposed in the immediate area surrounding the subject site that would cause a cumulative impact. All future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. In addition, the size and number of parcels proposed fall within the standards set by the rural land use and zone. Thus, the Project would not foreseeably create a greater level of potential impacts beyond what is anticipated for the area. The Project's proposed subdivision does not qualify as an unusual circumstance since the land use and zoning classification allow it pursuant to the applicable sections of the General Plan, Ordinance No. 348, and Ordinance No. 460. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. Furthermore, the Project site is not located within a highway officially designated as a state scenic highway, it is not located on a site deemed as a hazardous waste site, and it is not located near significant historical resources. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19, Section 15315 Class 15 (Minor Land Divisions). Therefore, the Project, as proposed, is exempt.

NOTICE OF EXEMPTION  
Page 2

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Kathleen Mitchell  
*County Contact Person*

(951)-955-6836  
*Phone Number*

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*Signature*

Project Planner  
*Title*

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*Date*



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

Charissa Leach, P.E.  
Assistant CEO/TLMA Director



04/05/22, 12:11 pm

TPM38078

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM38078. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM38078) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

Tentative Parcel Map No. 38078 is a proposal for a Schedule "H" subdivision of approximately 20 gross acres into three parcels with a minimum lot size of 5 acres, and one 5 acre remainder lot. The Schedule "H" subdivision is for the division of land only. Future land uses on the Project site will occur on a parcel by parcel basis and be consistent with the permitted land uses. No grading or improvements are proposed for this subdivision.

**Advisory Notification. 3 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) Exhibit A, Tentative Parcel Map No. 38078 dated X/XX/XXXX.

**Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance**

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

#### 3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

#### {Geographically based}

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

#### TPMs}

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

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

### E Health

## ADVISORY NOTIFICATION DOCUMENT

### E Health

**E Health. 1 DEH ECP COMMENTS (cont.)**

**E Health. 1 DEH ECP COMMENTS**

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

**E Health. 2 DEH LAND USE COMMENTS**

Project Summary:

-Schedule "H" Map to divide a 20 acre lot into four (4) parcels each at a 5 acre minimum.

-All lots are proposing Eastern Municipal Water District potable water service.

\*Note: If wells are proposed, additional requirements shall apply.

-An onsite wastewater treatment system (OWTS) is proposed for each lot.

\*Note: All lots shall connect to sanitary sewer upon availability. Any existing OWTS shall be properly removed or abandoned under permit with this Department upon connection.

### Fire

**Fire. 1 Fire - Advisory**

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.

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.

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. A fuel modification plan will be required for each structure that may be proposed on the parcels.

### Flood

**Flood. 1 Flood Hazard Report**

11/4/2021

Tentative Parcel Map (PM) 38078 is a proposal for a Schedule H subdivision of 20 acres into three single residential lots and 1 remainder lot in the Hemet area with a minimum lot size of 5 acres. The site is located east of Malone Ave, west of Briggs Rd, south of Gunther Rd and north of Mountain Ave.

The project site is located at foothill of a hilly area. The topography in this area is generally a northeast-to-southwesterly slope. The project site is subject to offsite flow from the northeast upstream tributary area approximately 90 acres. Both the Gunther Rd and the northern portion of Briggs Rd are paved

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 1 Flood Hazard Report (cont.)

roads without drainage improvement and therefore they do not convey the offsite flow. There are multiple natural lows within the project site where the watercourses traverse the site. In this area, no District proposed or existing facilities except for a proposed MDP Mapes Detention Basin approximately 2000ft south of the site.

The District has reviewed the submitted Tentative Tract Map dated 10/16/2021.

This proposes subdivision includes a manufactured home and septic system on each parcel. No grading or drainage facility is proposed for this project. Flood protection facility may be considered to protect the site from potential flood hazard. The facilities should be designed to outlet flows returned to their natural state before exiting the property. New construction should comply with all applicable ordinances.

All four parcels have adequate spaces to install the proposed homes outside the onsite natural lows. The watercourse shall not be obstructed nor be concentrated to adversely impact adjacent property. The exhibit shows the septic system for Parcels 3 is within the natural low where the watercourses goes through. The location of the proposed septic system needs to be verified with the County Environmental Department for the water quality purpose.

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.

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

The site is located within the bounds of the Homeland/Romoland - Line B Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$15,505 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.

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 Planning - 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:



**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 3 Planning - MAP - Cause for Revocation (cont.)**

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

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

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

**Planning. 5 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. 6 Planning - MAP - MAP ACT COMPLIANCE**

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

**Planning. 7 Planning - MAP - OFF-HIGHWAY VEHICLE USE**

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

**Planning. 8 Planning - MAP - ZONING STANDARDS**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural, 1 acre minimum (R-A-1) zone

**Planning-CUL**

**Planning-CUL. 1 Human Remains**

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

**Planning-CUL. 2 Unanticipated Resources**



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2                      Unanticipated Resources (cont.)

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

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

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

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

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

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

### Planning-PAL

#### Planning-PAL. 1                      LOW PALEO POTENTIAL

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

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

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

### Transportation

#### Transportation. 1                      GENERAL TRANSPORTATION CONDITIONS

##### General Conditions

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 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.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      GENERAL TRANSPORTATION CONDITIONS (cont.)

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. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
10. If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.
11. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

### Waste Resources

#### Waste Resources. 1                      Gen - Custom

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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

Plan: TPM38078

Parcel: 327130004

50. Prior To Map Recordation

Fire

050 - Fire. 1                      Prior to recordation                      Not Satisfied

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

050 - Fire. 2                      Prior to recordation                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management plan that should include, but not be limited to, the following items: a) Fuel modification to reduce fire loading. b) Non-flammable walls or other acceptable separation along common boundaries between rear yards and open space.  
ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 3                      Prior to recordation                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class A material as per the California Building Code.

050 - Fire. 4                      Prior to recordation                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

050 - Fire. 5                      Prior to recordation                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787 and the California Building Code.

Flood

050 - Flood. 1                      ADP Fee Notice                      Not Satisfied

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

NOTICE OF DRAINAGE FEES

"Notice is hereby given that this property is located in the Homeland/Romoland - Line B Area Drainage

Plan: TPM38078

Parcel: 327130004

50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice (cont.) Not Satisfied

Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 2 Submit ECS & Final Map Not Satisfied

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

Planning

050 - Planning. 1 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 Planning - Completion of CCOC for Remainder Lot Not Satisfied

Prior to final recordation of the final map for TPM38078, a Certificate of Compliance (COC) will be completed with the Riverside County Survey Department for the remainder lot.

050 - Planning. 4 Planning - MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 5 Planning - MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 6 Planning - MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with

Plan: TPM38078

Parcel: 327130004

50. Prior To Map Recordation

Planning

050 - Planning. 6                      Planning - MAP - PREPARE A FINAL MAP (cont.)                      Not Satisfied  
Article IX of County Ordinance No. 460.

050 - Planning. 7                      Planning - MAP - SURVEYOR CHECK LIST                      Not Satisfied

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size in gross acres and net acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agriculture, 1 acre min (R-A-1) zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

Survey

050 - Survey. 1                      ACCESS RESTRICTION                      Not Satisfied  
Lot access shall be restricted on Gunther Road and so noted on the final map.

050 - Survey. 2                      FINAL MAP REQMTS                      Not Satisfied

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

- 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.
- The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department

050 - Survey. 3                      SUFFICIENT RIGHT-OF-WAY                      Not Satisfied

Sufficient right-of-way along Malone Avenue and Gunther Road shall be dedicated for public use to provide for a 30-foot half-width right-of-way per County Standard No. 105, Section D, Ordinance No. 461.

Sufficient right-of-way along Street A shall be dedicated for public use to provide for a 60-foot full-width right-of-way per County Standard No. 105, Section D, Ordinance No. 461.

Transportation

Plan: TPM38078

Parcel: 327130004

50. Prior To Map Recordation

Transportation

050 - Transportation. 1            50 – TRANSPORTATION – BCS ANNEX OTHER            Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS.

050 - Transportation. 2            RCTD-MAP - STREET IMPROVEMENT PLANS            Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

050 - Transportation. 3            ROAD IMPROVEMENTS & DEDICATION            Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Street A shall be improved with aggregate base 24-feet in width on a 32-foot wide graded section.

Note: The cul-de-sac design shall be per Standard No. 800A, Ordinance No. 461.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3            IMPROVEMENT SECURITIES            Not Satisfied

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

Plan: TPM38078

Parcel: 327130004

60. Prior To Grading Permit Issuance

BS-Grade

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

Flood

060 - Flood. 1                      ADP Fee - Map                      Not Satisfied

PM38078 is located within the boundaries of the Homeland/Romoland - Line B Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. 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. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1                      Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of building 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-EPD

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

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

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

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

060 - Planning-EPD. 2                      0060-EPD-Nesting Bird Survey (MBTA)                      Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no



Plan: TPM38078

Parcel: 327130004

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2                      0060-EPD-Nesting Bird Survey (MBTA) (cont.)                      Not Satisfied

more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

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

Transportation

060 - Transportation. 1                      SUBMIT GRADING PLAN                      Not Satisfied

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      NO GRADING VERIFICATION                      Not Satisfied

Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

E Health

080 - E Health. 1                      "Will Serve" Letter for potable water service required                      Not Satisfied

A "Will Serve" letter for potable water service issued by Eastern Municipal Water District (EMWD) shall be required.

080 - E Health. 2                      OWTS Report Required                      Not Satisfied

An Onsite Wastewater Treatment System (OWTS) report performed and prepared in accordance with the Department of Environmental Health (DEH) Local Agency Management Program (LAMP) shall be required. \*\*Additional requirements may apply pending review of all requested information.

Flood

Plan: TPM38078

Parcel: 327130004

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

PM38078 is located within the boundaries of the Homeland/Romoland - Line B Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. 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. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of building 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.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION – BCS ANNEX OTHER Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS.

080 - Transportation. 2 IF 80 - TRANSPORTATION - LANDSCAPE PLOT Not Satisfied

If a Landscape Plot Plan/Permit is required

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;

Plan: TPM38078

Parcel: 327130004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 IF 80 - TRANSPORTATION - LANDSCAPE PLOT Not Satisfied

- 3) A copy of the (stamped) approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24 inch box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at [RCTLMA.org](http://RCTLMA.org).

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 "First Commitment" Letter for potable water service required. Not Satisfied

A copy of "First Commitment" letter for potable water service from Eastern Municipal Water District shall be required.

Plan: TPM38078

Parcel: 327130004

90. Prior to Building Final Inspection

E Health

090 - E Health. 2                      E Health Clearance                      Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.  
-Final inspection of onsite wastewater treatment system (OWTS).  
-Other miscellaneous issues per OWTS Report.

Transportation

090 - Transportation. 1                      RCTD-MAP - \*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:

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

Waste Resources

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on MARCH 16, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TPM38078 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

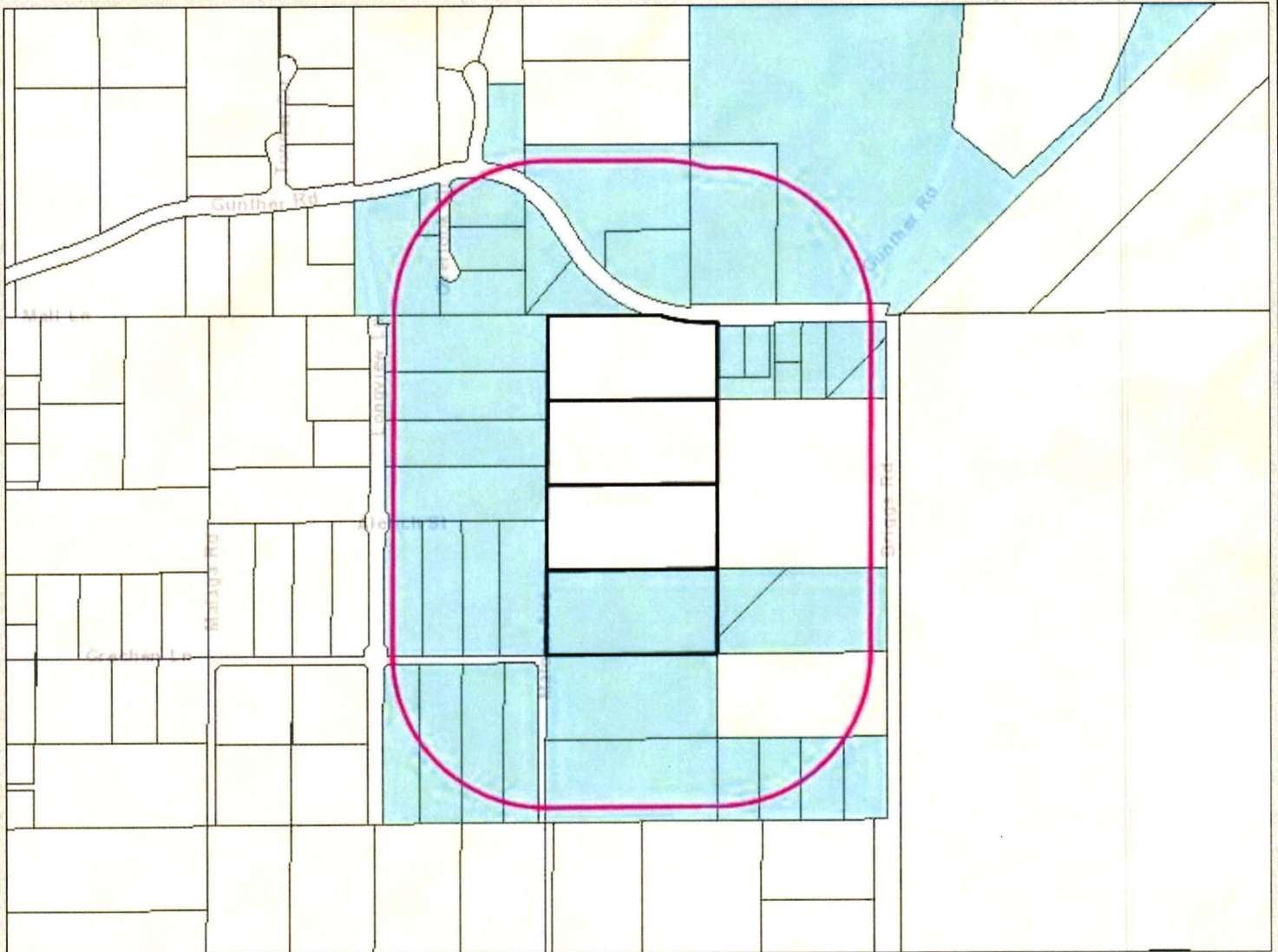
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

TPM38078 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 752 1,505 Feet



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

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309190042  
MARTIN RAMIREZ  
23940 OVERLOOK CIR  
SUN CITY CA 92585

309190043  
JOHN C. LARSEN  
23423 GUNTHER RD  
ROMOLAND CA 92585

309190009  
JOHN STAGE  
23255 GUNTHER RD  
SUN CITY CA 92585

327140008  
MICHAEL F. COWAN  
24363 BRIGGS RD  
SUN CITY CA 92585

327140036  
MICHAEL G. GUNN  
29664 EAGLE CREST AVE  
MURRIETA CA 92563

327130052  
JONATHON EMERSON  
24192 LONGVIEW LN  
SUN CITY CA 92585

327140012  
CLARENCE L. COUNTS  
2042 S WEST ST  
ANAHEIM CA 92802

327130025  
ANTONIO CAMPOS  
224 VIOLET ST  
CORONA CA 92882

327130030  
SOUTHERN CALIFORNIA EDISON CO  
2131 WALNUT GROVE 2ND FL  
ROSEMEAD CA 91770

327130043  
NUUULI SEGI  
23190 GUNTHER RD  
SUN CITY CA 92585

327130044  
BONNIE SANDOR  
2007 180TH PL  
TORRANCE CA 92585

327140005  
GLENN P. JONES  
24368 MALONE AVE  
MENIFEE CA 92585

429230033  
FULL GOSPEL CHURCHES FELLOWSHIP INC  
30250 GUNTHER RD  
ROMOLAND CA 92585

327130042  
MICHAEL PIERMARINI  
23240 GUNTHER RD  
MENIFEE CA 92585

327140010  
RONDA HUDSON  
24315 BRIGGS RD  
SUN CITY CA 92585

327140035  
CARTER N. DEAN  
P O BOX 1025  
ROMOLAND CA 92585

327130015  
ANTONINO HERRERA  
25403 PIERSON RD  
HOMELAND CA 92548

327130023  
DEBRA ALLEN  
3052 CORONA AVE  
NORCO CA 92860

327130024  
WALTER N. ALERICH  
335 W LAUREL  
GLENORA CA 91741

327130049  
ROBERT W. AKERS  
24020 LONGVIEW AVE  
SUN CITY CA 92585

327130010  
GERARD A. RELLER  
23150 GUNTHER RD  
SUN CITY CA 92585

327130016  
THERESA PETTERSON  
23084 GUNTHER RD  
ROMOLAND, CA 92338

327130017  
THERESA PETTERSON  
23084 GUNTHER RD  
SUN CITY CA 92585

327130050  
RODOLFO L. PEREZ  
24074 LONGVIEW LN  
MENIFEE CA 92585

327130011  
SOUTHERN CALIF EDISON CO  
2131 WALNUT GROVE 2ND FL  
ROSEMEAD CA 91770

327130032  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

327130051  
CLAUDIO BOTELLO  
24138 LONGVIEW LN  
SUN CITY CA 92585

327140006  
JOHN Z. TREASURE  
29780 MOUNTAIN AVE  
ROMOLAND CA 92585



327140011  
FRANCISCO P. PEREZ  
24331 BRIGGS RD  
ROMOLAND CA 92585

327140037  
TITO CHAVEZ  
8921 ARDELL RD  
PICO RIVERA CA 90660

327130004  
HALPERN INDUSTRIES INC  
2112 GUTHRIE DR  
LOS ANGELES CA 90034

327130053  
ALEJANDRO F. HERNANDEZ  
17711 BARTON ST  
RIVERSIDE CA 92508

429230003  
SAMUEL ABARCA  
30040 GUNTHER RD  
SUN CITY CA 92585

309190041  
LEOVANI SOSA  
23392 GUNTHER RD  
SUN CITY CA 92585

309190012  
MALIK PHILIP A TRUST DTD 3/18/2021 & ANY  
25607 CYPRESS ST  
LOMITA CA 90717

309190013  
OMAR GUZMAN  
1476 KEEPSAKE LN  
PERRIS CA 92571

309190025  
ERALDO A. MAESTAS  
PO BOX 2177  
SUN CITY CA 92586

309190040  
HANK F. RAMOS  
23390 GUNTHER RD  
SUN CITY CA 92585

309190028  
RAUL PEDRAZA RICO  
1209 S BROADACRES AVE  
COMPTON CA 90220

309190029  
DACELY VENEISE CORTEZ  
23260 GUNTHER RD  
MENIFEE CA 92585

327140034  
ROBERT C. CHEVALIER  
29659 GRECHEN LN  
ROMOLAND CA 92585