

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



ITEM: 1.2
(ID # 20503)

MEETING DATE:

Tuesday, November 08, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 37780 - CEQA Exempt per Section 15315 & Section 15061(b)(3) - Applicant: Reymundo Campos - Engineer/Representative: Inland Valley Surveying Inc. - Third Supervisorial District - Winchester Area Zoning District - Harvest Valley/Winchester Area Plan - Community Development: Medium Density Residential (CD: MDR) - Location: 31011 Camino Verde, Temecula, CA, 928591 -- North of Asbury St., South of 9th St., and West of Longfellow St. - 2.05 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: Tentative Parcel Map No. 37780 is a proposal for a Schedule "G" subdivision of a 2.05 gross acre lot into four parcels that range in size from 0.42 net acres to 0.45 net acres. The subject site is currently improved with a 1,344 square foot single family residential home that will remain on resulting Parcel 4 of the subdivision. There is no grading or construction proposed within the current Project's scope for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification - APN: 462-100-043. District 3. [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 October 25, 2022 since no request for public hearing was made prior to the closure of the 10-day optional hearing notice.

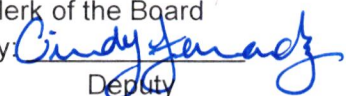
ACTION:Consent


John Hildebrand, Planning Director 10/31/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Hewitt, and Perez
Nays: None
Absent: None
Date: November 8, 2022
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Tentative Parcel Map No. 37780 is a proposal for a Schedule “G” subdivision of a 2.05 gross acre lot into four parcels that range in size from 0.42 net acres to 0.45 net acres. There is no grading or construction proposed within the current Project’s scope for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the Medium Density Residential (MDR) land use designation and the Rural Residential (R-R) zone classification. The proposed Project would be a Schedule “G” parcel map division, which is any division of land into 4 or less parcels, where any parcel is not less than 18,000 square feet in net area to 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 “G” division.

The Project site is within the Harvest Valley/Winchester Area Plan and the Winchester Area Zoning District. The Project is located north of Asbury St., south of 9th St., and west of Longfellow St.

Planning Director’s Decision

The Planning Director approved the Tentative Parcel Map administratively on October 25, 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 Section 15061(b)(3) (Common Sense Exemption), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply.

Additional Fiscal Information

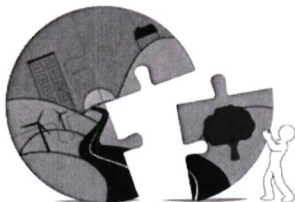
All fees are paid by the applicant, there is no General Fund obligation.

ATTACHMENTS:

- A. Staff Report Package
- B. Tentative Parcel Map Exbit_TPM37780



Jason Farin, Principal Management Analyst 11/1/2022



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

October 31, 2022

RE: TENTATIVE PARCEL MAP NO. 37780

From: Kathleen Mitchell – Project Planner
Russell Brady – Principal Planner

To: John Hildebrand, Planning Director

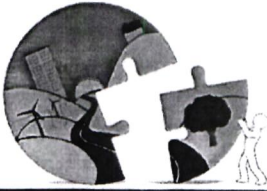
Tentative Parcel Map No. 37780 is a proposal for a Schedule “G” subdivision of a 2.05 gross acre lot into four parcels that range in size from 0.42 net acres to 0.45 net acres. The subject site is currently improved with a 1,344 square foot single family residential home that will remain on resulting Parcel 4 of the subdivision. There is no grading or construction proposed within the current Project’s scope for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

On October 15, 2022, property owners within a 600-foot radius of the project site were provided a project notice. Legal advertisement was also published in the Press-Enterprise on October 15, 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 October 24, 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

Kathleen Mitchell, Urban Regional Planner III



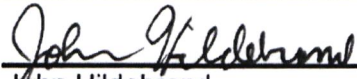
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Optional Hearing Request: October 15th, 2022 – October 24th, 2022

PROPOSED PROJECT

Case Number(s):	TPM37780	Applicant(s):	
Environmental:	CEQA Exempt	Applicant(s):	Raymond & Maria Campos
Area Plan:	Harvest Valley/Winchester	Representative(s):	
Zoning Area/District:	Winchester Area	Representative(s):	Inland Valley Surveying Inc., c/o Miguel Villasenor
Supervisory District:	Third District		
Project Planner:	Kathleen Mitchell		
Project APN(s):	462-100-043		



 John Hildebrand
 Planning Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37780 is a proposal for a Schedule “G” subdivision of a 2.05 gross acre lot into four parcels that range in size from 0.42 net acres to 0.45 net acres. The subject site is currently improved with a 1,344 square foot single family residential home that will remain on resulting Parcel 4 of the subdivision. There is no grading or construction proposed within the current Project’s scope for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

The above is hereinafter referred to as “The Project” or “Project.”

The Project site is within the Harvest Valley/Winchester Area Plan and the Winchester Area Zoning District. The Project is located north of Asbury St., south of 9th St., and west of Longfellow St.

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) and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37780, 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:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Highest Density Residential (HHDR)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Highest Density Residential (HHDR)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Highest Density Residential (R-7)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Highest Density Residential (R-7)
Existing Use:	Residential
Surrounding Uses	
North:	Vacant
East:	Residential
South:	Residential
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.76 net acres	N/A
Proposed Minimum Lot Size:	0.42 net acres	2-5 du/ac
Total Proposed Number of Lots:	4	
Map Schedule:	Schedule "G"	

Located Within:

City's Sphere of Influence:	No
County Service Area ("CSA"):	Yes – CSA146 (Lakeview/Nuevo/Romoland/Homeland)
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High; LRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – in or partially within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

PROJECT LOCATION MAP

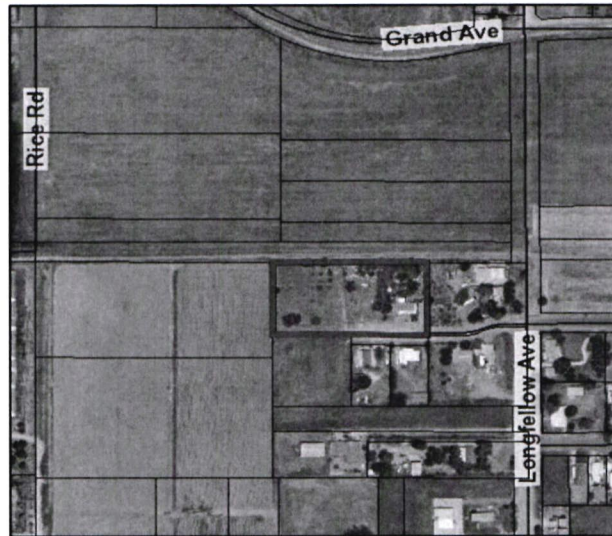


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

On October 6, 2020, the applicants, Reymund & Maria Campos, and their representative, Inland Valley Surveying Inc., submitted Tentative Parcel Map No. 37780 (TPM37780) to the County of Riverside for consideration. The application proposes the subdivision of a 2.05 gross acre lot into four parcels that range in size from 0.42 net acres to 0.45 net acres.

The subject site is currently improved with a 1,344 square foot single-family residential home that will remain on resulting Parcel 4 of the subdivision. There is no grading or construction proposed within the current Project's scope for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

General Plan Consistency

The Project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Medium Density Residential (MDR). The MDR designation provides for the development of conventional single-family detached houses and suburban subdivisions within a density range of two to five dwelling units per acre. This allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The project is consistent with this designation as it is a suburban subdivision that will result in lot sizes that are 0.42 to 0.45 net acres, which is within the typical range for the MDR designation. This is further detailed in the Land Use Findings below.

Zoning Consistency

The Project site has a Rural Residential (R-R) zoning classification. The proposed subdivision would be subject to the development standards outlined in Article V Section 5.2 (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-R zoning classification, which is further detailed in the Development Standards Findings below.

Schedule "G" Subdivision

The proposed Project would be a Schedule "G" parcel map division, which is any division of land into 4 or less parcels, where any parcel is not less than 18,000 square feet in net area to 1 acre in gross area. The Project, therefore, must be consistent with section 10.12 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 "G" 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 subdivision would result in four parcels that would, as proposed, be in compliance with the land use designation of MDR as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of R-R. In addition, the subject site has not been involved in a land division within the previous 2 years. There is no proposed 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.

Regarding 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 subject site is adjacent to both the City of Menifee, which has a population of 106,401 people (July 2021 U.S. Census) and the City of Hemet, which has a population of 90,436 people (July 2021 U.S. Census). As previously stated, the Project is in a developed area, surrounded by residentially zoned property, and does not propose 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. The Project would not lead to cumulative impacts that overtime would be significant since the proposed subdivision results in parcels that are within the anticipated growth of the area. Therefore, the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, and all future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. The Project’s proposed residential subdivision does not qualify as an unusual circumstance since the residential land use and zoning classification allow this subdivision pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. The Project is not located adjacent to a road that is designated as a State Scenic, eligible State Scenic, or County Eligible Scenic Highway. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

The Project has also been determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Commonsense Exemption). The Commonsense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project is for the division of land only, so it does not propose grading or construction on-site; however, it has been conditioned for review by all necessary County Departments when grading and construction is to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. In addition, the proposed subdivision is consistent with both the existing land use of MDR and the existing zone classification of R-R. Therefore, the resulting parcels would remain in compliance with the standards and vision of the General Plan and Ordinance No. 348. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

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) and Section 15061(b)(3) (Common Sense Exemption). 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 Community Development (CD) and a Land Use Designation of Medium Density Residential (MDR). This designation allows for the construction of single-family detached residences at a density range of 2 to 5 dwelling units per an acre. Lots range in size from 5,500 to 20,000 square feet. The project is consistent with this designation as it is a suburban subdivision that will result in lot sizes that are 0.42 to 0.45 net acres, which is within the typical range for the MDR designation. Therefore, the Project would meet 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 28.1 – LU 28.12). For example, these parcels will remain residential in use in an area appropriately designated by the General Plan to accommodate the development of single-family residential units (LU 28.1), while also providing greater accessibility to a variety of housing and densities that meet the needs of a range of lifestyles, physical abilities, and income levels (LU 28.4). 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 Rural Residential (R-R), which is generally inconsistent with the MDR Land Use Designation. However, the density proposed through the subdivision would remain in compliance with zone and land use and aligns with the intent of the development projected for this area by the General Plan. Therefore, the proposed Project, as designed and conditioned, complies with both the land use designation and the applicable standards identified in Section 5.2 (R-R 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 similarly have land use designations of MDR, as well as properties that are zoned Highest Density Residential (HHDR). Since the Project seeks to create a subdivision resulting in 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 animal keeping is permitted; however, intensive animal keeping is discouraged. The subject site is not being utilized for any of these uses currently, and no such uses are proposed with this Project. The property is currently improved with a single-family residence, which is not permitted or currently being used for animal keeping purposes. There are no active code violations in relation to intensive animal keeping, and no intensive animal keeping uses have been observed on the property. The resulting parcels would continue to be subject to comply with these standards per 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. 37780 is a proposal to subdivide 2.05 gross acres into four parcels that range in size from 0.42 net acres to 0.45 net acres. 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 Community Development (CD) and a Land Use Designation of Medium Density Residential (MDR). The MDR designation allows for single-family detached and attached residences with a density range of 2 to 5 dwelling units per an acre on lots ranging from 5,500 to 20,000 square feet. The proposed land division will result in four single-family residential lots that range in size from 0.42 to 0.45 net acres, which is within the typical range for the MDR designation. Therefore, the resulting parcels would align with the MDR designation standards for minimum lot size and unit density, 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 conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 28.1 – LU 28.12). Therefore, the proposed map is consistent with the General Plan. Since no grading or development is proposed within the scope of this proposed subdivision, the Project has 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 Harvest Valley/Winchester Area Plan (AND Planning. 7; 080 - Planning. 1). For these reasons, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.
2. *The site of the proposed land division is physically suitable for the type of development and density proposed of the development.* The proposed subdivision of the subject site would meet the density and development standards of the MDR land use and the R-R zoning classification in terms of lot size, setback requirements, and building unit density. 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. It is for the division of land only, so grading or construction on-site is not currently proposed; however, the Project has been conditioned for review by the various Departments when grading and construction is to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. Additionally, the subject site is not located in an area that has been mapped for conservation, nor is it adjacent or within an identified habitat area. 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 Project is proposing a subdivision that results in parcels that are within the anticipated growth of the area. Since the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, the quality of living of the surrounding residents would align closely with what they currently experience. Additionally, there would not be a drastic increase in the volume of traffic in the neighborhood as a result of the Project. Thus, it would be unlikely that the air quality and vehicular access would change or be significantly impacted. Therefore, no foreseeable public health problems would be caused from approval of the Project.

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 "G" Map. The minimum improvements for a Schedule "G" parcel map division shall be as follows:*
- a. **Streets.** The roadway access along Asbury Street to the proposed subdivided parcels was reviewed against current existing roadway conditions and the standards set by Ordinance No. 460 for Schedule "G" maps. It was determined by Transportation staff that since Asbury Street is currently a dirt road, the roadway improvement standards would be reduced. The applicant will provide a driveway to each lot and connect to the 24-foot-wide aggregate base road with aggregate base and grade rather than asphalt pavement, which the Project has been conditioned for (050 – Transportation. 3; 080 – Transportation. 2). In addition, 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 (050 – Transportation. 4). 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 (AND Transportation. 1; 060 – Transportation. 1; 080 – Transportation 1 & 3; 090 – Transportation 1 - 3).
 - b. **Domestic Water.** There is an existing dwelling on-site that already has water services established, and a will-serve letter has been received from the Eastern Municipal Water District (EMWD) stating that water services will be provided to the new proposed lots.
 - c. **Fire Protection.** The minimum requirements for fire protection have been reviewed for by the County Fire Department. An existing fire hydrant is currently located across the street from the proposed subdivision for use by the Project for fire protection. This water system for fire protection shall be operational and maintained in accordance with the California Fire Code, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards (080 – Fire. 2). Any additional improvements the Fire Department deemed necessary to meet the fire protection requirements have been conditioned for on the Project prior to grading permit issuance and final and prior to building permit issuance and final. For example, emergency vehicle apparatus access road locations and design shall be constructed in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards (AND – Fire. 1; 080 – Fire 1).
 - d. **Sewage Disposal.** The County of Riverside Department of Environmental Health Department has reviewed and approved the proposed locations of the septic tank systems and leach lines that would service the future residential structures placed on the subdivided parcels. In addition, they have conditioned the Project to provide on-site waste plans to ensure proper septic tank sizing, as well as a percolation report, to verify the availability of on-site sewage disposal prior to construction of any structures on-site (080 – E Health. 1 & 2). Therefore, this standard has been met.
 - e. **Electrical and Communication Facilities.** The proposed Project does not propose the installation of any electrical or communication facilities. It does, however, establish that the purveyors for these utilities to the resulting properties would be So Cal Edison and Verizon Wireless.

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 the proposed land division or improvements would 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 R-R zone requires a minimum lot size of a half-acre, with a minimum average width of 80 feet. Parcel 1 and Parcel 2 would be 0.50 gross acres in size with an approximately 101-foot width. Parcel 3 and Parcel 4 would be 0.52 gross acres in size with an approximately 106-foot width. 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. **Height.** *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 existing single-family residence to remain on-site stands at approximately 12 feet in height, which meets this standard. The Project does not currently propose any new development as it is for the division of land only. As such, the Project has been conditioned to meet this standard when future development is to be proposed on the remaining parcels (AND Planning. 7 & 080 – Planning. 1). Therefore, the Project is in compliance.*
2. **Lot Area.** *One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets, shall be the minimum size of any lot. The R-R zone requires a minimum lot size of a half-acre, with a minimum average width of 80 feet. Parcel 1 and Parcel 2 would be 0.50 gross acres in size with an approximately 101-foot width. Parcel 3 and Parcel 4 would be 0.52 gross acres in size with an approximately 106-foot width. 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. **Automobile Storage.** *Automobile storage space shall be provided as required by Section 18.12. of this ordinance. The existing single-family residence to remain on-site has both a 2-car garage and a 34 foot driveway that can be utilized for automobile storage, which meets the minimum standard that 2 parking spaces be available for each single-family residential unit. The Project does not currently propose any new development as it is for the division of land only. As such, the Project has been conditioned to meet this standard when future development is to be proposed on the remaining parcels (AND Planning. 7 & 080 – Planning. 1). Therefore, 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 not located within a City Sphere of Influence.
3. 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. The ALUC found the project to be consistent with the March Air Reserve Base Land Use Compatibility Plan subject to the Conditions of Approval that were provided. These conditions have been applied to the project (AND Planning. 1), therefore it is compliant.
4. 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.
5. The Project site is located within, or partially 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 Local Responsibility Area ("LRA") and it is located within a Very High fire hazard severity zone. The minimum requirements for fire protection have been reviewed for by the County Fire Department. An existing fire hydrant is currently located across the street from the proposed subdivision for use by the Project for fire protection. This water system for fire protection shall be operational and maintained in accordance with the California Fire Code, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards (080 – Fire. 2). Any additional improvements the Fire Department deemed necessary to meet the fire protection requirements have been conditioned for on the Project prior to grading permit issuance and final and prior to building permit issuance and final. For example, emergency vehicle apparatus access road locations and design shall be constructed in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards (AND – Fire. 1; 080 – Fire 1).

Conclusion

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 October 15th to October 24th 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

TPM37780

Optional Hearing Request: October 15th, 2022 – October 24th, 2022

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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.



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

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



10/31/22, 9:25 am

TPM37780

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37780. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Preamble (cont.)

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map No. 37780 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37780 is a proposal for a Schedule "G" subdivision of a 2.05 gross acre lot into four parcels that range in size from 0.42 net acres to 0.45 net acres. The subject site is currently improved with a 1,344 square foot single family residential home that will remain on resulting Parcel 4 of the subdivision. There is no grading or construction proposed within the current Project's scope for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

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

The Project site is within the Harvest Valley/Winchester Area Plan and the Winchester Area Zoning District. The Project is located north of Asbury St., south of 9th St., and west of Longfellow St.

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

APPROVED EXHIBIT A: Tentative Parcel Map No. 37780 dated May 20, 2020

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 927 (Regulating Short Term Rentals)

4. Mitigation Fee Ordinances

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

E Health

E Health. 1 DEH ECP Comments

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 DEH LAND USE COMMENTS (cont.)

E Health. 2 DEH LAND USE COMMENTS

PM 37780 - PROJECT SUMMARY:

Schedule "G" map proposing to subdivide one 2.05 acre lot into 4 lots (minimum 1/2 acre gross).
Parcels 1 through 3 - Vacant Lot
Parcel 4 - Existing single family residence (3 Bedroom, 2 Bath) with an existing Onsite Wastewater Treatment System (OWTS)

1000 Gallon Septic Tank with two 60 foot long leach lines
OWTS location certified by Davis Plumbing 7/30/20

All lots are proposing Eastern Municipal Water District (EMWD) potable water service.

All projects proposing the use of an OWTS shall comply with the most current Uniform Plumbing Code, Local Area Management Program (LAMP), and ordinances.

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, Local Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.

Flood

Flood. 1 FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 11/04/2020
BB ID: 858-528-612

Tentative Parcel Map (TPM) 37780 is a proposal for a Schedule "G" subdivision of 2.05 gross acres into four (4) residential lots. The existing parcel is lot D of PM 11351 (PM 57/19), and is located North of Asbury St., South of 9th St., and West of Longfellow Street.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

There is an existing house on "Parcel 4". Exhibit A shows conceptual locations for proposed pads, and along the southern border lots A-D are proposed for street dedication. The site is mildly sloped toward the southwest. The exhibit provided does not show any proposed flood protection. PM 37780 is located within the Winchester Master Drainage Plan (MDP). The Winchester MDP Line D is proposed just north of the site and would provide the site with flood protection, however Line D is not currently in the District's Capital Improvement Plan. Until this facility is constructed, PM 37780 will be impacted by sheet flow type flooding.

The underlying parcel map PM 11351 (PM 57/19) states "All new dwelling units shall be floodproofed by elevating the finished floor 18 inches above adjacent ground surface. Erosion protection shall be provided for mobile home supports." A note shall be placed on the Environmental Constraint Sheet to accompany the Final Map stating: "The finished floor of new structures shall be elevated a minimum of 18 inches above the highest adjacent grade. Slope protection shall be provided for fill exposed to erosive flows." See Condition 50 and 60 Flood- ELEVATE FINISHED FLOOR.

The site is located within the bounds of the Salt Creek Channel - Winchester/North Hemet 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 \$131 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. The District will not accept personal or corporate checks. See Condition 50 Flood- ADP FEE NOTICE, and 60 and 80 Flood- ADP FEE .

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

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

Planning

Planning. 1 ALUC Conditions

Per the Airport Land Use Commission (ALCU), the following conditions were requested to be placed on this Tentative Map:

-- Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

-- The following uses/activities are not included in the proposed project and shall be prohibited at this site:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA- approved navigational signal light or visual approach slope indicator.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

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

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

Transportation

Transportation. 1 RCTD - General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the 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. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

4. 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.

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

6. The Project shall obtain approval of street improvement plans from the Transportation Department. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

7. 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

Advisory Notices

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Gen - Custom (cont.)

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

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

2. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but 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: TPM37780

Parcel: 462100043

50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

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

NOTICE OF DRAINAGE FEES

"Notice is hereby given that this property is located in the Salt Creek Channel - Winchester/North Area Drainage 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 Elevate Finished Floor Notice Not Satisfied

A note shall be placed on the Environmental Constraint Sheet to accompany the Final Map stating:

"The finished floor of new structures shall be elevated a minimum of 18 inches above the highest adjacent grade. Slope protection shall be provided for fill exposed to erosive flows."

050 - Flood. 3 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 - 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. 4 Planning - MAP - FINAL MAP PREPARER Not Satisfied

Plan: TPM37780

Parcel: 462100043

50. Prior To Map Recordation

Planning

050 - Planning. 4 Planning - MAP - FINAL MAP PREPARER (cont.) Not Satisfied

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

050 - Planning. 5 Planning - MAP - PREPARE A FINAL MAP Not Satisfied

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

050 - Planning. 6 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 Rural Residential (R-R) 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 RCTD - DEDICATION Not Satisfied

Sufficient public street right-of-way along Asbury Street along the project boundary and offsite toward Longfellow Road shall be conveyed for public use to provide for a 45-foot part-width right-of-way (30 foot on the project side and minimum 15' on the other side of the street centerline) per Standard No. 105, Section D, Ordinance 461.

NOTE: The off-site rights-of-way required for said off-site access road(s) shall be accepted to vest title in the name of the public if not already accepted.

Sufficient public street right-of-way along Asbury Street at the west project boundary shall be conveyed for public use to provide an offset cul-de-sac right-of-way per Standard No. 800A, Ordinance 461.

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

Plan: TPM37780

Parcel: 462100043

50. Prior To Map Recordation

Survey

050 - Survey. 1 RCTD - DEDICATION (cont.) Not Satisfied

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.

Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition.

Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

050 - Transportation. 2 RCTD - EXISTING FENCE AND GATE RELOCATION Not Satisfied

The gate shall be relocated 35' from future curb/AC dike face (55' from street centerline).

050 - Transportation. 3 RCTD - ROAD IMPROVEMENTS & DEDICATIONS Not Satisfied

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

- Improve Asbury Street from the eastern project boundary to Longfellow Avenue existing pavement with 24 feet aggregate base within 30 feet graded section on a 45 feet part-width right-of-way (30 feet on the project side and minimum 15 feet on the opposite of the street centerline) per standard no.105, Section D, Ordinance 461. Modify asphalt pavement in standard to 24 feet aggregate base (12 feet on each side of the street centerline).

- Improve Asbury Street along the project boundary with 24 feet aggregate base within 30 feet graded section on 45 feet part-width right-of-way (30 feet on the project side and minimum 15 feet on the opposite of the street centerline) per standard no.105, Section D, Ordinance 461. Modify asphalt pavement in standard to 24 feet aggregate base (12 feet on each side of the street centerline). Provide an offset cul-de-sac on Asbury Street on the west project boundary with improvement and dedicated right of way per standard no. 800A, Ordinance 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.

050 - Transportation. 4 RCTD-MAP - Easement/Survey Not Satisfied

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

60. Prior To Grading Permit Issuance

BS-Grade

Plan: TPM37780

Parcel: 462100043

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

PM 37780 is located within the boundaries of the Salt Creek Channel - Winchester/North 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.

060 - Flood. 2 Elevate Finished Floor Not Satisfied

"The finished floor of new structures shall be elevated a minimum of 18 inches above the highest adjacent grade. Slope protection shall be provided for fill exposed to erosive flows."

Planning

060 - Planning. 1 Planning - MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.05 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be

Plan: TPM37780

Parcel: 462100043

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Planning - MAP - SKR FEE CONDITION (cont.) Not Satisfied
modified in order to reflect the revised development project acreage amount.

060 - Planning. 2 Planning-MAP - FEE BALANCE Not Satisfied

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

060 - Planning. 3 Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

Planning-CUL

060 - Planning-CUL. 1 Project Archaeologist Not Satisfied

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

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

Planning-EPD

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

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

Plan: TPM37780

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60. Prior To Grading Permit Issuance

Planning-EPD

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

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

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

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

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

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

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

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

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

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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60. Prior To Grading Permit Issuance

Planning-PAL

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

2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
2. PRIMP must be accompanied by the final grading plan for the subject project.
3. Description of the proposed site and planned grading operations.
4. Description of the level of monitoring required for all earth-moving activities in the project area.
5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
7. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
10. Procedures and protocol for collecting and processing of samples and specimens.
11. Fossil identification and curation procedures to be employed.
12. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
13. All pertinent exhibits, maps and references.
14. Procedures for reporting of findings.
15. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

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60. Prior To Grading Permit Issuance

Planning-PAL

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

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

When you submit a grading plan to the Department of Building and Safety, 2 sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right of way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

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

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

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

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

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

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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

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

E Health

080 - E Health. 1 EMWD Potable Water Service Not Satisfied

Prior to the Issuance of a Building Permit, the applicant shall provide documentation that establishes water service to the project site (ex: water bill, approved plans, First Release).

080 - E Health. 2 OWTS Report Not Satisfied

Prior to the issuance of a building permit, the applicant shall provide a copy of Onsite Wastewater Treatment System (OWTS) Report performed in accordance with the most current Local Area Management Program (LAMP) to this Department.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Fire - Prior to Permit - Access Not Satisfied

The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal. (CFC 503.2.1)

080 - Fire. 2 Fire - Prior to Permit - Water Not Satisfied

Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

PM 37780 is located within the boundaries of the Salt Creek Channel - Winchester/North 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 - COMPLY WITH ORD./CODES Not Satisfied

The development of these premises shall comply with the standards of Tentative Parcel Map No. 37780, the standards of Ordinance No. 348 for the R-R zone classification, the Harvest Valley / Winchester Area Plan, and and all other applicable Riverside County ordinances and State and Federal codes.

080 - Planning. 2 Planning - MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.05 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect

Plan: TPM37780

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Planning - MAP - SKR FEE CONDITION (cont.) Not Satisfied
the revised development project acreage amount.

080 - Planning. 3 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.

080 - Planning. 4 Planning-MAP*- SCHOOL MITIGATION Not Satisfied

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

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.

Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition.

Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

080 - Transportation. 2 RCTD - DRIVEWAY Not Satisfied

Provide driveway to each lot and connect to the 24 foot wide aggregate base road per residential driveway standard no 206. Modify asphalt pavement in the standard to aggregate base.

080 - Transportation. 3 RCTD - GATE LOCATION Not Satisfied

If project is proposing access gate, the new gate shall be located 47 feet from street centerline).

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

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

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90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

Planning

090 - Planning. 1 USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Tentative Parcel Map No. 37780 has been calculated to be 2.05 acres.

090 - Planning. 2 USE - ORD 810 O S FEE (MSHCP) Not Satisfied

Prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Tentative Parcel Map No. 37780 is calculated to be 2.05 acres.

Transportation

090 - Transportation. 1 RCTD - DRIVEWAY INSTALL Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, driveway to each lot shall be install and connect to the 24 foot wide aggregate base road per residential driveway standard no 206. Modify asphalt pavement in the standard to aggregate base.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - DRIVEWAY INSTALL (cont.) Not Satisfied

090 - Transportation. 2 RCTD - FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project proponent 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

090 - Transportation. 3 RCTD - GATE INSTALL Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, If the project is proposing access gates, the new gate shall be located 55 feet from street centerline.

Waste Resources

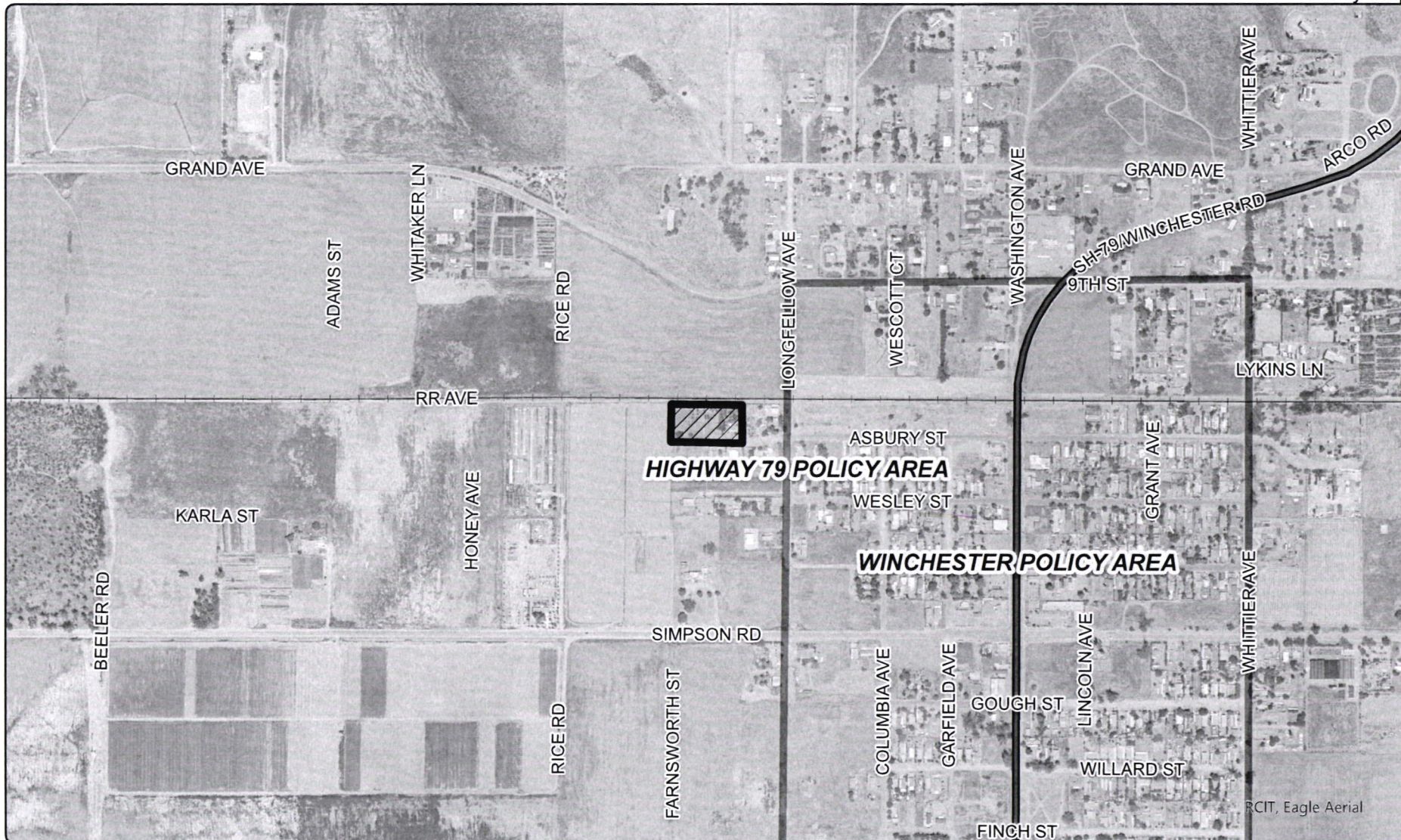
090 - Waste Resources. 1 Waste Reporting Form and Receipts Not Satisfied

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37780
VICINITY/POLICY AREAS**

Supervisor: Washington
District 3

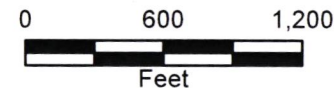
Date Drawn: 9/29/2022
Vicinity Map



Zoning Area: Winchester

Author: Adam Grim

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.cdpr.ca.gov>



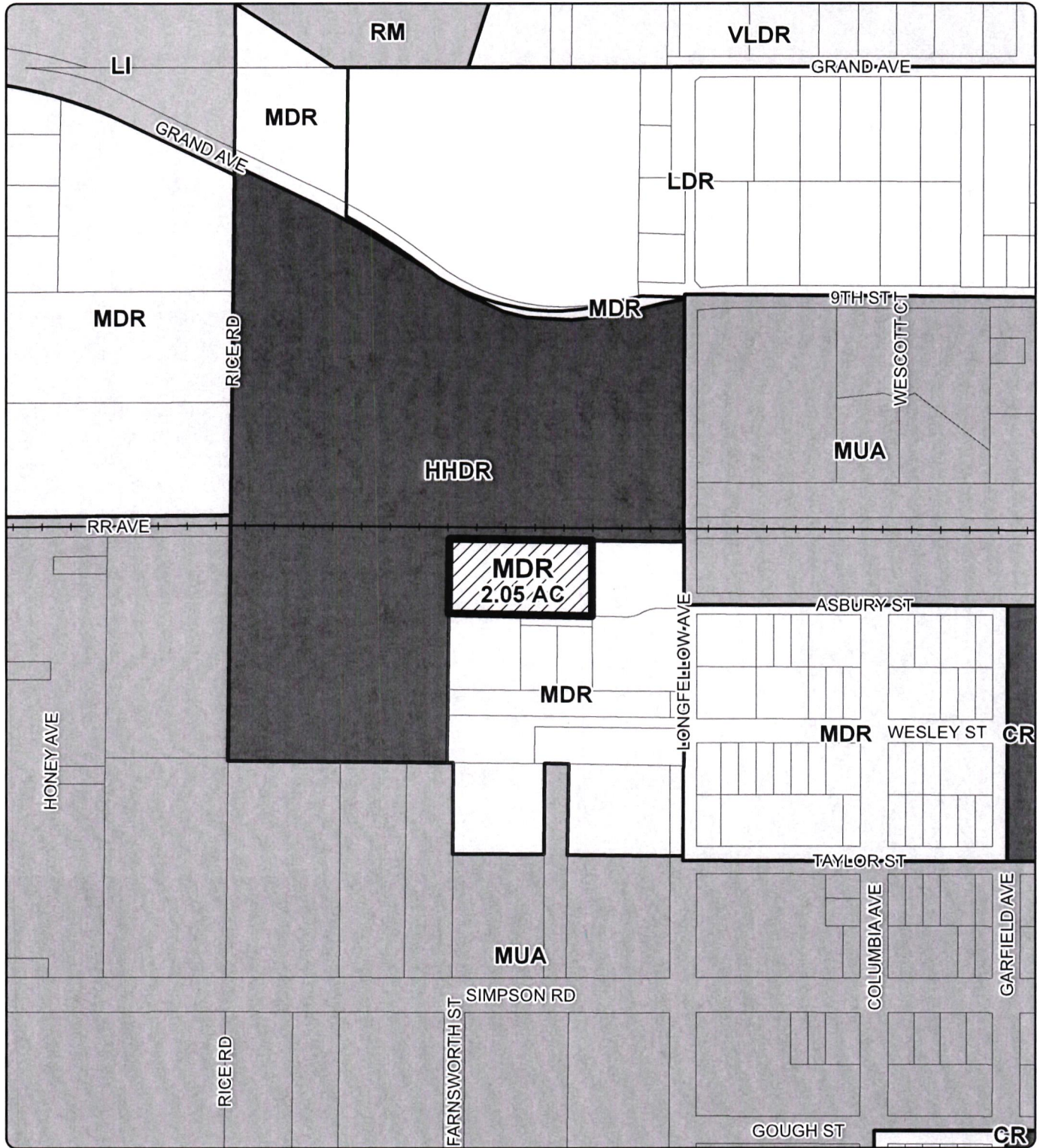
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37780

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 9/29/2022
Exhibit 5



Zoning Area: Winchester

Author: Adam Grim

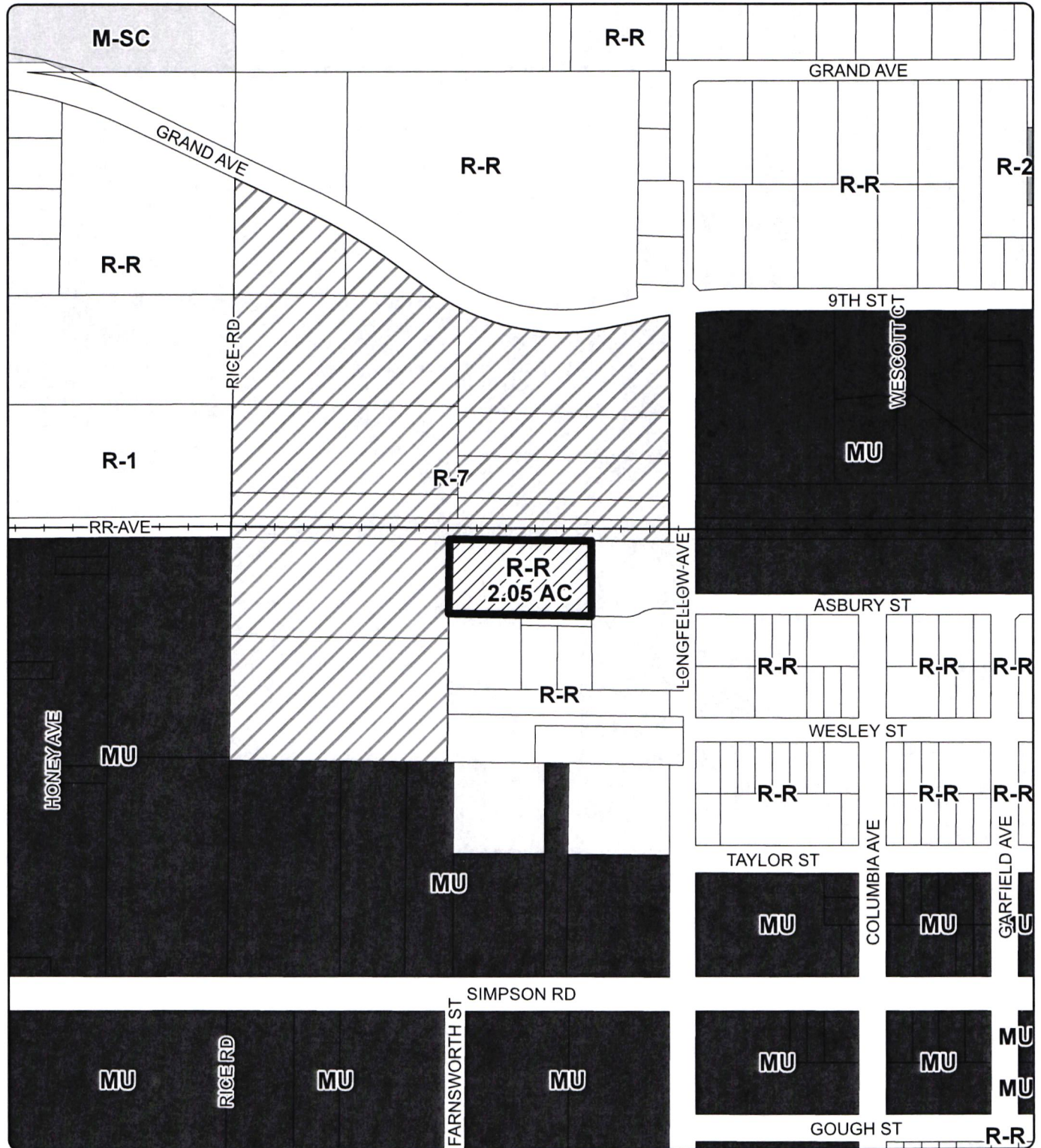
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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37780 EXISTING ZONING

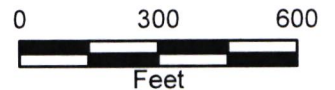
Supervisor: Washington
District 3

Date Drawn: 9/29/2022
Exhibit 2



Zoning Area: Winchester

Author: Adam Grim



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.rcplma.org>

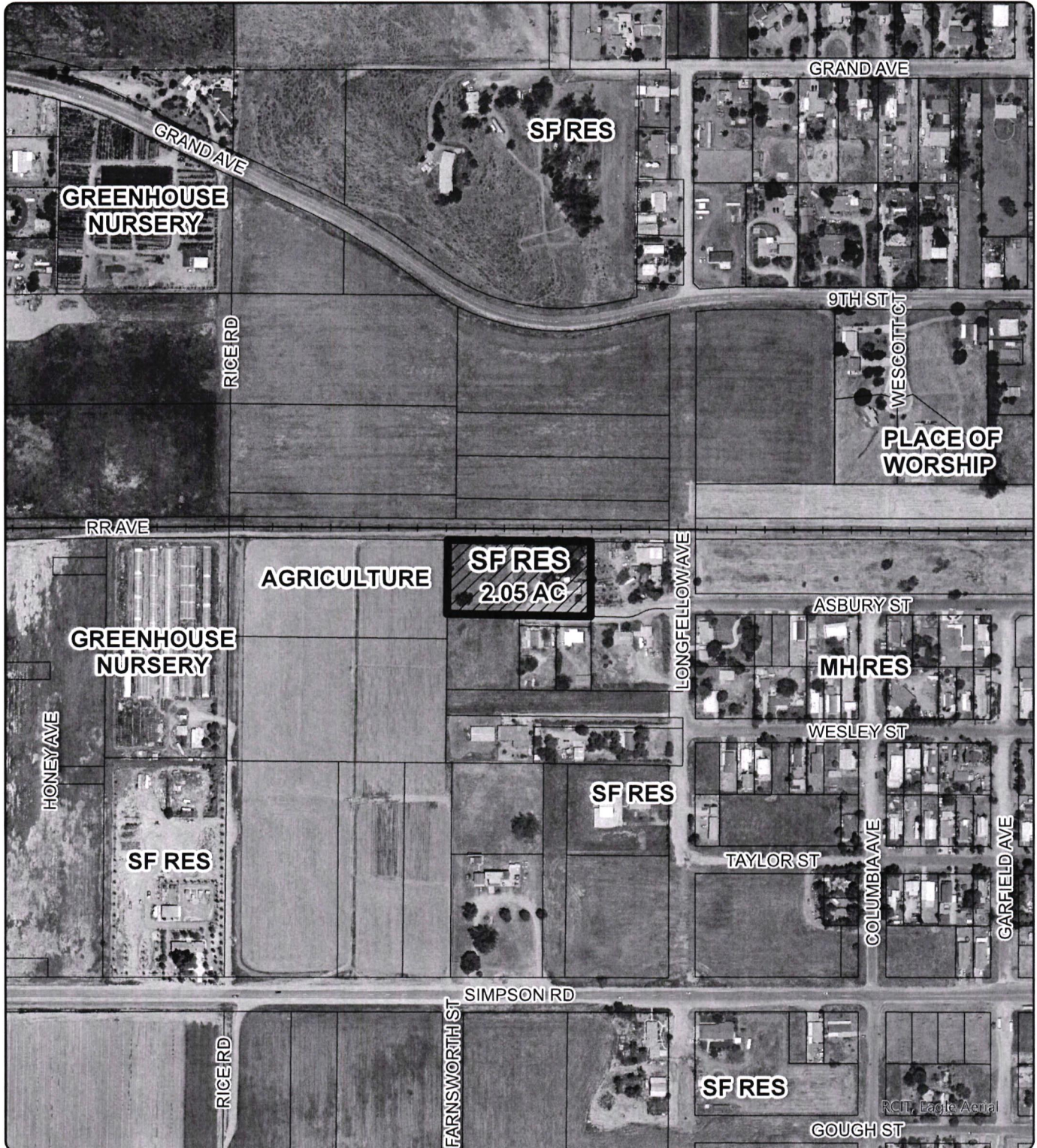
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37780

LAND USE

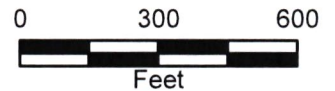
Supervisor: Washington
District 3

Date Drawn: 9/29/2022
Exhibit 1



Zoning Area: Winchester

Author: Adam Grim



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PROPERTY OWNERS CERTIFICATION FORM

APN 462-100-043

TPM37780

I, Mickey Zolezio, certify that on
(Print Name)

9/28/2022, the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

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.

NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

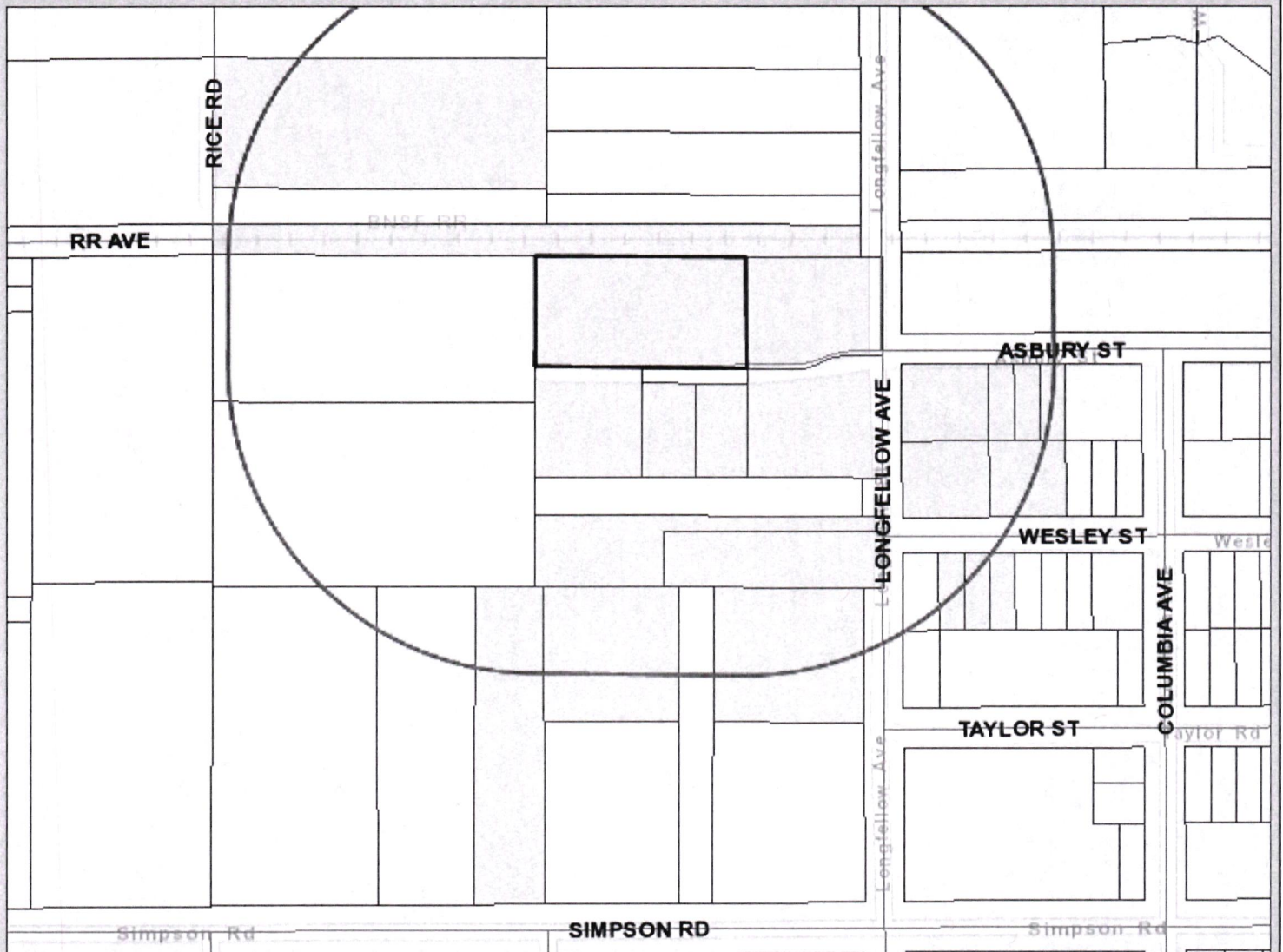
ADDRESS: 3450 14th St, 5th Fl

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

TPM37780

APN: 462-100-043



Legend

-  County Boundary
-  Cities
-  Centerline Names
-  Centerlines
-  Parcels
-  World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON...9/28/2022 1:27:51 PM

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462152008
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462100021
HADDAD HAYAT REVOCABLE TRUST DATED
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TEMECULA CA 92592

462100044
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32730 ASBURY ST
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PO BOX 12008
RIVERSIDE CA 92502

462152020
TAURINO ROSALES
4014 PAUL DR
HEMET CA 92545

462100056
OPAL WOOD
P O BOX 164
WINCHESTER CA 92596

462161002
DANIEL EDWARD DAHMANN
P O BOX 460176
ESCONDIDO CA 92046

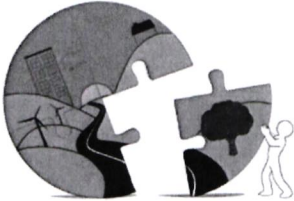
462100043
SERRATO SEPARATE PROPERTY TRUST DTD
31011 CAMINO VERDE
TEMECULA CA 92591

462152015
ETTA W. SHAW
PO BOX 862
MENIFEE CA 92596

462100055
RYAN KARWICK
PO BOX 387
WINCHESTER CA 92596

462100007
PHILLIP T. RHEINGANS
P O BOX 8986
MOSCOW ID 83843

462100051
DANIEL PALACIOS
PO BOX 1033
WINCHESTER CA 92596



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. 37780

Project Location: North of Asbury St., South of 9th St., and West of Longfellow St.

Project Description: Tentative Parcel Map No. 37780 is a proposal for a Schedule "G" subdivision of a 2.05 gross acre lot into four parcels that range in size from 0.42 net acres to 0.45 net acres. The subject site is currently improved with a 1,344 square foot single family residential home that will remain on resulting Parcel 4 of the subdivision. There is no grading or construction proposed within the current Project's scope for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

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

Project Applicant & Address: Inland Valley Surveying, c/o Miquel Villasenor

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 & Section 15061(b)(3), Common Sense Exemption)
- 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 subdivision would result in four parcels that would, as proposed, be in compliance with the land use designation of MDR as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of R-R. In addition, the subject site has not been involved in a land division within the previous 2 years. There is no proposed 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.

Regarding 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 subject site is adjacent to both the City of Menifee, which has a population of 106,401 people (July 2021 U.S. Census) and the City of Hemet, which has a population of 90,436 people (July 2021 U.S. Census). As previously stated, the Project is in a developed area, surrounded by residentially zoned property, and does not propose 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. The Project would not lead to cumulative impacts that overtime would be significant since the proposed subdivision results in parcels that are within the anticipated growth of the area. Therefore, the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, and all future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. The Project's proposed residential subdivision does not qualify as an unusual circumstance since the residential land use and zoning classification allow this subdivision pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. The Project is not located adjacent to a road that is designated as a State Scenic, eligible State Scenic, or County Eligible Scenic Highway. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

The Project has also been determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Commonsense Exemption). The Commonsense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project is for the division of land only, so it does not propose grading or construction on-site; however, it has been conditioned for review by all

NOTICE OF EXEMPTION

Page 2

necessary County Departments when grading and construction is to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. In addition, the proposed subdivision is consistent with both the existing land use of MDR and the existing zone classification of R-R. Therefore, the resulting parcels would remain in compliance with the standards and vision of the General Plan and Ordinance No. 348. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

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) and Section 15061(b)(3) (Common Sense Exemption). Therefore, the Project, as proposed, is exempt.

Kathleen Mitchell
County Contact Person

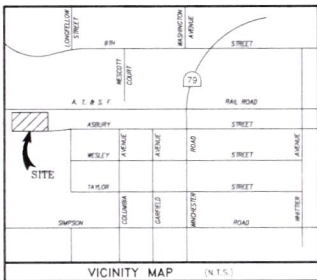
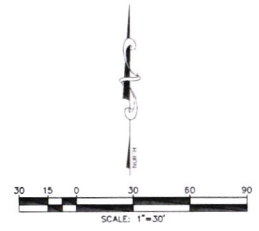
(951)-955-6836
Phone Number

Signature

Project Planner
Title

Date

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TENTATIVE PARCEL MAP NO. 37780
 INLAND VALLEY SURVEYING, INC. MARCH, 2022.



OWNER/APPLICANT:
 PENNINGTON CAMPS AND TRUCKING
 12600 ASBURY STREET
 WINCHESTER, CA 92596
 PHONE: (951) 265-1442

SITE ADDRESS:
 00000 ASBURY STREET
 WINCHESTER, CA 92596

ASSESSORS PARCELS:
 462-100-043

TOTAL LOTS:
 NUMBER LOTS: 4
 LETTER LOTS: 4 (STREET DEDICATION)

LEGAL DESCRIPTION:
 2.25 ACRES +/- IN PARCEL MAP NO. 11351 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57 PAGE 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, T.S.S., P.2W, SECTION 28

THOMAS GUIDE:
 RIVERSIDE/SAN BERNARDINO COUNTY, YEAR 2004
 PAGE 839 GRID E5

UTILITIES:
 WATER: L.W.R.D.
 SEWER: SEPTIC SYSTEM
 GAS: SO CAL. GAS
 ELECTRIC: SO CAL. EDSON
 TELEPHONE: VERIZON
 CABLE: XFLY
 SCHOOL DISTRICT: HOME UNIFIED SCHOOL DISTRICT
 SERVICE DISTRICT: 148-LAKEVIEW NUEVO TOMOLAND/
 HIGHLAND ST. LIGHTING LIBRARY

ZONING:
 EXISTING ZONING: R-R RURAL-RESIDENTIAL
 EXISTING LAND USE: MDR MEDIUM DENSITY RESIDENTIAL
 PROPOSED ZONING: R-R RURAL-RESIDENTIAL
 PROPOSED LAND USE: MDR MEDIUM DENSITY RESIDENTIAL

- NOTES:**
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS DIMENSION OF SUBDIVISION.
 - THE LAND IS CONSIDERED A "NON" FLOODHAZARD AREA AND IS "ACCEPTABLE" TO SUBDIVISION.
 - THIS MAP IS NOT INCLUDED IN THE FEMA FLOODING MAP OF RIVERSIDE COUNTY, CA.
 - ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
 - ALL DRIVEWAYS SHALL BE A MINIMUM OF 16' IN WIDTH.
 - SCHEDULE "C"
 - THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
 - NO ALTERATIONS WILL BE MADE IN ASBURY STREET AND AT 8.25' R.R. NEARBY TREES OR ANY OTHER OBSTACLES.
 - PROPERTY IS WITHIN COUNTY SERVICE AREA.
 - ALL GATES TO BE PLACED 5' FROM THE CENTERLINE OF ASBURY ST.

SOURCE OF TOPOGRAPHY:
 FIELD SURVEY FOR THIS SITE WAS PERFORMED ON MAY 07, 2020 BY INLAND VALLEY SURVEYING, INC.

BENCHMARK:
 RIVERSIDE COUNTY BENCHMARK M-12-B RESET 1982

AT THE SOUTHEAST CORNER OF LEON RD. AND SIMPSON RD., 60 FEET EAST OF CENTERLINE OF LEON RD., 33 FEET SOUTH OF CENTERLINE OF SIMPSON RD., 1.5 FEET NORTH OF 6 FOOT CHAIN LINK FENCE, AN ALUMINUM DISC SET IN TOP OF CONCRETE POST AND MARKED "RIVERSIDE COUNTY BENCH MARK M-12-B RESET 1982" ELEVATION 1457.72'

REPRESENTATIVE & PREPARE:
 INLAND VALLEY SURVEYING, INC.
 135 WEST BURNETT AVENUE SUITE 4-5
 PEORIS, CA 92571
 PHONE: (951) 657-1200
 EMAIL: PLS@IVSURV.COM
 WIGEL A. VILLACOR, PLS

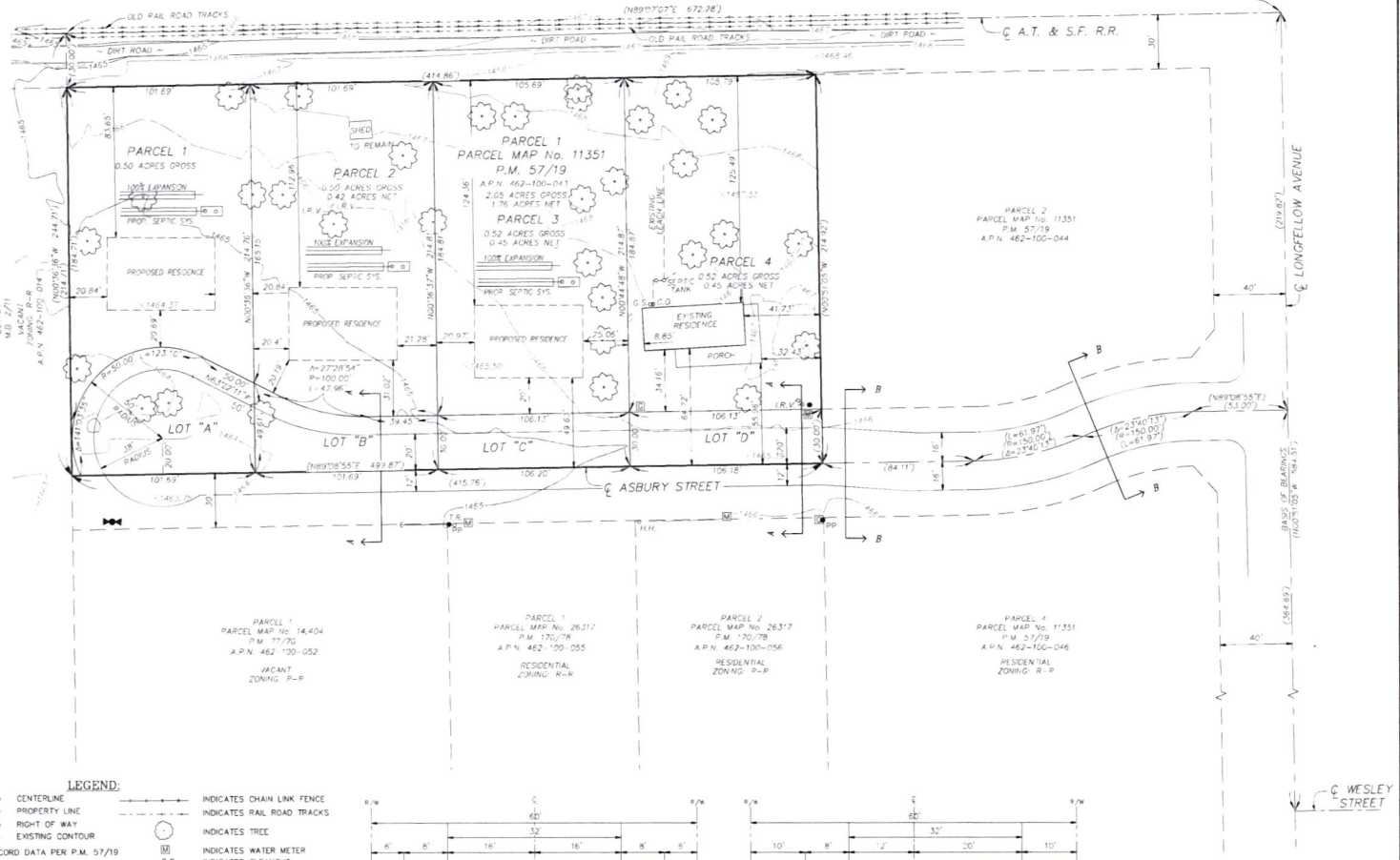
EASEMENT NOTE:

AN EASEMENT, NO WIDTH GIVEN, IN FAVOR OF J.H. MILLER, FOR PIPE LINE DITCHES, PER INC. REC. IN BOOK 76, PAGE 355 OF DEEDS. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.

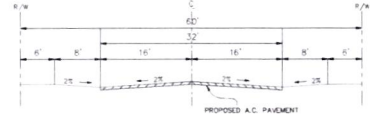
AREA:
 2.05 ACRES GROSS
 1.76 ACRES NET

MINIMUM YARD SETBACKS:
 FRONT 20' MAXIMUM HEIGHT
 SIDE 5' SINGLE FAMILY 40'
 REAR 10' BUILDINGS 50'-75'

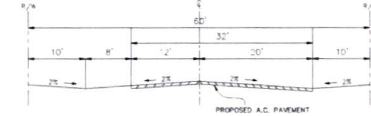
SOURCE: COUNTY OF RIVERSIDE
 WEB: <http://zoning.rctire.org>



- LEGEND:**
- C --- CENTERLINE
 - P --- PROPERTY LINE
 - R/W --- RIGHT OF WAY
 - - - - - EXISTING CONTOUR
 - () INDICATES RECORD DATA PER P.M. 57/19
 - INDICATES CHAIN LINK FENCE
 - INDICATES RAIL ROAD TRACKS
 - INDICATES TREE
 - INDICATES WATER METER
 - C.O. INDICATES CLEANOUT
 - INDICATES GAS METER
 - G.S. INDICATES GAS STUB
 - INDICATES POWER POLE
 - INDICATES GUY WIRE
 - T.R. INDICATES TELCO RISER
 - I.R.V. INDICATES IRRIGATION VALVE
 - H.H. INDICATES HANDHOLE
 - INDICATES FIREHYDRANT



B-B PROPOSED ASBURY STREET OFFSITE
 RIV. CO. STD #106A



A-A PROPOSED ASBURY STREET ONSITE
 RIV. CO. STD #105D

DATE	REVISIONS
02/11/2021	ADDED X-SECTION & MISC. COMMENTS

Date Prepared: 05/20/20 Schedule "G" Section 28, 155, R2W