

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



ITEM: 1.2
(ID # 20439)

MEETING DATE:

Tuesday, November 29, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE PARCEL
MAP NO. 38418 - CEQA EXEMPT PURSUANT TO SECTION 15061(b)(3) COMMON SENSE -
Applicant: JBJ Ranch, Greg Fick - First Supervisorial District - Alberhill Area - Elsinore Area
Plan - Community Development (CD): Medium Density Residential (MDR) – Location: South of
Bosley Ln., East of Dublin Pl., West of Edgebrook Dr. - 160 Gross Acres - Zoning: Planned
Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5) -
REQUEST: Schedule "J" - Finance and Conveyance - subdivision of 1 parcel totaling 160 acres
into 7 parcels ranging from 9.3 acres to 49.2 acres. Note: The development of housing for this
project has been approved and conditioned in 2007 through Tract Map No. 31818. APN(s): 393-
310-005 – District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **Receive and File** the Notice of Decision for the above referenced case acted on by the
Director's Hearing Officer on October 17, 2022.

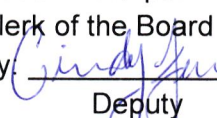
ACTION:Consent


John Hildebrand, Planning Director 11/15/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Washington 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 29, 2022
xc: Planning, Applicant

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 38418 is a proposal for a Schedule “J” - Finance and Conveyance Map - for a subdivision of approximately 160 gross acres into 6 parcels ranging in size from 10 acres to 45.4 acres. This map does not propose any development.

The “project” was approved at Director’s Hearing on October 17, 2022. At Director’s Hearing, the project planner, Rene Aguilar, corrected a discrepancy on the staff report during his presentation. The previous staff report and required noticing read that the request was to subdivide one (1) totaling 160 acres into seven (7) parcels ranging from 9.3 acre to 49.2 acres. He corrected that the Schedule J Map subdivision was to subdivide a 160 acre parcel into 6 parcels ranging from 10 acres to 45.4 acres.

The project is categorically exempt from CEQA under Section 15061(b)(3)(Common Sense).

Impact on Residents and Businesses

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

Additional Fiscal Information

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS

- A. Directors’ Hearing – Report of Actions**
- B. Staff Report**
- C. Exhibit**

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D. Conditions of Approval



Jason Farin, Principal Management Analyst 11/22/2022



Aaron Gettis, Deputy County Counsel 11/15/2022



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – OCTOBER 17, 2022
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1.0 CONSENT CALENDAR
NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **TENTATIVE PARCEL MAP NO. 38418 (TPM38418) – Exempt from the California Environmental Quality Act (CEQA), per State CEQA Guidelines Section 15061(b)(3) (Common Sense) – Applicant: MPLC JBJ Ranch – Engineer/Representative: Jason Keller – First Supervisorial District – Alberhill Area – Elsinore Area Plan - Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, easterly of Dublin Place, and westerly of Edgebrook Drive - 160 Gross Acres - Zoning: Planned Residential (R-4) - Open Area Combining Zone-Residential Developments (R-5) - **REQUEST:** Schedule "J" - Finance and Conveyance - subdivision of one (1) parcel totaling 160 acres into seven (7) parcels ranging from 9.3 acres to 49.2 acres. Note: The development of housing for this project has been approved and conditioned in 2007 through Tract Map No. 31818. APN: 393-310-005. Project Planner: Rene Aguilar at (951) 955-9128 or email at RenAguil@rivco.org.**

Staff Report Recommendation:

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

APPROVE Tentative Parcel Map No. 38418, subject to conditions of approval.

Staff's Recommendation:

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

APPROVE Tentative Parcel Map No. 38418, subject to conditions of approval.

Planning Director's Actions:

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

APPROVED Tentative Parcel Map No. 38418, subject to conditions of approval.

3.2 **PLOT PLAN NO. 24690, Revised Permit No. 4 – No New Environmental Documentation is Required – Applicant: JTM Land Company, LLC – Engineer/Representative: Albert A. Webb Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, in Thermal, CA – 139 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** Plot Plan No. 24690, Revised Permit No. 4 proposes an additional 6,000 sq. ft., single story trackside garage to be located in the Paddock Area to the west of the Main Parking lot and the Motorsports Village complex. APN:759-180-013. Project Planner: Scott Nespors at (760) 863-7050 or email at snespors@rivco.org.**

Staff Report Recommendation:

FIND No New Environmental Documentation is Required; and,

APPROVE Plot Plan No. 24690 Revision No. 4, subject to conditions of approval.

Staff's Recommendation:

FIND No New Environmental Documentation is Required; and,

APPROVE Plot Plan No. 24690 Revision No. 4, subject to conditions of approval.

Planning Director's Actions:

FOUND No New Environmental Documentation is Required; and,

APPROVED Plot Plan No. 24690 Revision No. 4, subject to conditions of approval.

4.0 SCOPING SESSION
NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:41 p.m.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
DIRECTOR'S HEARING REPORT**

Agenda Item No.
3.1
(ID # 20165)
MEETING DATE:
Monday, October 17, 2022

SUBJECT: TENTATIVE PARCEL MAP NO. 38418 (TPM38418) – Exempt from the California Environmental Quality Act (CEQA), per State CEQA Guidelines Section 15061(b)(3) (Common Sense) – Applicant: MPLC JBJ Ranch – Engineer/Representative: Jason Keller – First Supervisorial District – Alberhill Area – Elsinore Area Plan - Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, easterly of Dublin Place, and westerly of Edgebrook Drive - 160 Gross Acres - Zoning: Planned Residential (R-4) - Open Area Combining Zone-Residential Developments (R-5) - REQUEST: Schedule "J" - Finance and Conveyance - subdivision of one (1) parcel totaling 160 acres into seven (7) parcels ranging from 9.3 acres to 49.2 acres. Note: The development of housing for this project has been approved and conditioned in 2007 through Tract Map No. 31818. APN: 393-310-005. Project Planner: Rene Aguilar at (951) 955-9128 or email at RenAguil@rivco.org.

PROPOSED PROJECT

Case Number(s):	TPM38418
Environmental Type:	Exemption
Area Plan No.	Elsinore
Zoning Area/District:	Alberhill Area
Supervisorial District:	First District
Project Planner:	Rene Aguilar
Project APN(s):	393-310-005
Continued From:	

John Hildebrand
John Hildebrand, Planning Director
10/12/2022

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 38418 is a proposal for a Schedule "J" - Finance and Conveyance Map - for a subdivision of approximately 160 gross acres into 7 parcels ranging in size from 49.2 acres to 9.3 acres.

The above is hereinafter "the project."

The project is located North of Hidden Creek Drive, East of Dublin Place, and South of Bosley Lane.

PROJECT RECOMMENDATION

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted **MITIGATED NEGATIVE DECLARATION** for Environmental Assessment No. 39349 for Tentative Tract Map No. 31818 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE TENTATIVE PARCEL MAP NO. 38418, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Glen Eden Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (CD:MDR)
East:	Community Development: Medium Density Residential (CD:MDR)
South:	Community Development: Low Density Residential (CD:LDR)
West:	Rural: Rural Mountainous (RM)
Existing Zoning Classification:	Planned Residential (R-4) Open Area Combining Zone – Residential Developments (R-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	

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DIRECTOR'S HEARING**

North:	Rural Residential (R-R)
East:	Specific Plan #152 Horsethief Canyon
South:	Specific Plan #152 Horsethief Canyon
West:	Residential Agriculture (R-A)
<hr/>	
Existing Use:	Vacant
Surrounding Uses	
North:	Residential, Vacant
South:	Vacant
East:	Residential
West:	Residential, Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	160 Acres	N/A
Proposed Minimum Lot Size:	9.3 Acres	6,000 Square Feet
Total Proposed Number of Lots:	7	
Map Schedule:	J	

Located Within:

City's Sphere of Influence:	Yes – Lake Elsinore
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	County Fault Zone
Fire Zone:	Yes – Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – K Cell Group
CVMSHCP Conservation Boundary:	No

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Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT BACKGROUND AND ANALYSIS

Tentative Tract Map No. 31818 was recommended for approval by the Riverside County Planning Commission on December 6, 2006 and was approved by the Riverside County Board of Supervisors on December 19, 2006. The project proposed a Schedule 'A' subdivision of 160 acres into 311 residential lots, a 10.77-acre park site, a 1.06 community use lot, 22 open space lots (60.4), 3 water quality basins and a graded swale.

Tentative Parcel Map 38418 was submitted to the County of Riverside on April 1, 2022. The applicant requests approval for a Schedule "J" map to allow for the subdivision of one (1) parcel into seven (7) parcels. The parcels will range in size from 9.3 acres to 49.2 acres.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Tentative Parcel Map No. 38418 will not result in any new significant environmental impacts not identified in adopted Mitigated Negative Declaration for Tentative Tract Map No. 31818. The Tentative Parcel Map is a Schedule 'J' map which is for financing or conveyance purposes only and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to Environmental Assessment No. 39349, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Parcel Map No. 38418 is a Schedule 'J' map which is for financing/conveyance purposes only. No physical change will occur in regard to the approved Tentative Tract Map No. 31818 which was the basis of the analysis of Environmental Assessment No. 39349 and encompasses the proposed Tentative Parcel Map boundaries; and,
- b. The subject site was included within Tentative Tract Map No. 31818 project boundary analyzed in Environmental Assessment No. 39349; and,
- c. There are no changes to the mitigation measures included in Environmental Assessment No. 39349; and

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- d. Tentative Parcel Map No. 38418 does not propose any changes to the approved Tentative Tract Map No. 31818 as reviewed in Environmental Assessment No. 39349.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR). This designation allows Single Family detached and attached residences with a density range of 2 to 5 dwelling units per acre. The Project proposes to develop land so the site can host residential dwellings in the future as implemented through approved Tentative Tract Map No. 31818. Tentative Tract Map No. 38418 is consistent with the Medium Density Residential land use designation; therefore, the current proposed subdivision that facilitates the development of Tentative Tract Map No. 31818 is also consistent with the Medium Density Residential land use designation.
2. The project site has a Zoning Classification of Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5) which is consistent with the General Plan. Section 8.94 in Ordinance No. 348 states that, "Before any structure is erected or use established in the R-4 Zone, there shall be a subdivision map recorded and a development plan approved[.]" Section 8.101 in Ordinance No. 348 states that "This zone is to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project[.]" The Proposed Tentative Parcel Map is a Schedule 'J' map and will not result in any grading or new construction. Ultimate development will occur with previously approved Tentative Tract Map No. 31818 in accordance with the development standards and conditions of approval. Therefore, the Project is consistent with Ordinance 348.
3. The Project is located within the Glen Eden Policy Area, which generally puts a limit on the density of residential development (2.5 dwelling units per acre). ELAP 4.2 states "Clustering of dwelling units within an individual project is encouraged where such clustering would enable the conservation of open space in accordance with Multipurpose Open Space Element. The prior Tentative Tract Map No. 31818 was determined to be consistent with the policy area when it was approved. The current subdivision as a tool for implementation of Tentative Parcel Map No. 38418 would therefore also be consistent with the policy area.

Entitlement Findings:

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Tentative Parcel Map

Tentative Parcel Map No. 38418 is a Schedule "J" map that proposes a subdivision of 160 acres into 7 lots. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. The proposed tentative parcel map will comply with the General Plan by subdividing the property into respective phases of the Tentative Tract Map No. 31818 that will provide a variety of housing type in single-family residential community and promote community with the open space recreational area. The Tentative Parcel Map No. 38418 site is located within Medium Density Residential (MDR) and is consistent with this land use designation and all other requirements of the General Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The site of the proposed map is physically suitable for the type of development and density because the Tentative Tract Map No. 31818 that the proposed subdivision implements proposes to limit development to non-sensitive areas of the site to conserve areas with steeper topography. The proposed subdivision would not directly allow for any grading or development and so would not alter the site physically. Although the topography of the site is varying, currently approved Tentative Tract Map No. 31818 would avoid the steepest areas and retain the natural contour of the site where possible. This development is consistent with the General Plan land use designation of Medium Density Residential (MDR).
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat since the proposed subdivision does not directly propose any development or

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DIRECTOR'S HEARING**

improvements and any future further subdivision's impacts have been detailed in the Environmental Assessment prepared for the Tentative Tract Map (TR31818).

4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since the proposed subdivision does not directly propose any development or improvements and any future further subdivision's impacts have been detailed in the Environmental Assessment prepared for the Tentative Tract Map (TR31818) the project would not have a significant impact to local air quality or noise or any impact area.
5. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule 'J' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'J' improvement requirements of Ordinance No. 460 Section 10.16 as listed below:
 - a. Submission Criteria - The land to be subdivided by the Schedule 'J' Map is not developed and is located within a previously approved Tentative Tract Map (TR31818) which will ultimately be for the development of residential, recreational, and open space uses.
 - b. Minimum Requirements. The proposed 7 parcels with a minimum lot size of 9.3 acres are greater than the minimum lot sizes of the Planned Residential (R-4) zone of 6,000 sq. ft. Legal access will be provided to the site via Mountain Road, Bosley Lane, and Edgebrook Drive. There are no physical constraints that affect the feasibility of future development, as previously determined by Environmental Assessment No. 39349. Ultimate development of the site will comply with the development standards of the R-4 zone, R-5 zone, and the approved TR31818.
 - c. Compliance. The proposed Tentative Parcel Map (TPM38418) includes all of the required information required for the map, which includes, lot numbers, street identification letter, assessor parcel numbers, and other required notes.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would be removed.
7. Tentative Parcel Map (TR31818) is consistent with the minimum size allowed by the project site's Zoning Classification of R-4 and R-5 as noted above.

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Other Findings:

1. The project site is located within a Criteria Cell of the Multi-Species Habitat Conservation Plan. The Project has been reviewed and analyzed pursuant to the Habitat Evaluation and Acquisition Strategy (HANS) set forth in Section 6.1 of the MSHCP and it was determined by Planning Department staff to be consistent with the Criteria on December 17, 2003. Pursuant to this review and analysis, it was concluded that approximately 47 acres of land within the Project boundaries was necessary for inclusion in the MSHCP Conversation Area focusing on providing foraging habitat for raptors; maintaining a core area and linkage habitat for mountain lion and bobcat west of Interstate 15 as well as maintaining connections to the mountains; and providing movement opportunities for mountain quail.
2. The project site is located within Lake Elsinore City Sphere of Influence. Planning staff forwarded the proposal to the Lake Elsinore Planning Department and confirmed no comments or concerns on the proposed Schedule J Map.
3. The project site is not located within the Airport Influence Area.
4. The Project was not submitted for AB 52 / SB 18 consideration due to the project not requiring a new Mitigated Negative Declaration or Environmental Impact Report.
5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The site is located within a CAL Fire state responsibility area and partially within a high fire hazard severity zone with the remaining portion of the site located within a moderate fire hazard severity zone. The project has been designed to comply with sections 4290 and 4291 of the Public Resources Code and Government Code section 66474.02 based on the following:
 - i. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

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- ii. The land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

- iii. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by providing streets to County road improvement standards at a pavement width of thirty-six (36) feet, standards for signs identifying streets, roads and buildings, including blue dot reflectors, minimum private water supply reserves for emergency fire use and residential fire sprinklers, fuel breaks and green belts based on vegetation fuel load, slope, and terrain located along the north and south side of the project, and other.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

The project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to the property owners within 600 feet of the project site. Staff received one letter requesting a public hearing.

APPEAL INFORMATION

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



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

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



11/02/22, 8:34 am

TPM38418

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38418. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map No. 38418 (TPM No. 38418) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Schedule "J" (Finance and Conveyance) subdivision of 1 parcel totaling 160 acres into 6 parcels ranging in size from 10 acres to 45.4 acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Development Phasing

The Project has an approved phasing map (UPH210001). This unit phasing map is approved for two phases.

Advisory Notification. 5 AND - Exhibits

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

EXHIBIT A: Tentative Map, No. 34818 dated 3/15/22 {TPM}

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 PROJECT SUMMARY

TPM38418 (FTM31818) is a Schedule "J" subdivision of 1 parcel (APN 393-310-005) totaling 160 acres into 6 parcels ranging from 10 acres to 45.4 acres. A connection to Elsinore Valley Municipal Water District (EVMWD) is proposed for potable water source as well as sewage disposal method. It is the responsibility of the developer to ensure that all requirements to obtain EVMWD water and sewer service are met.

Fire

Fire. 1 Fire - Advisory - Schedule J Finance Map

For Fire department purposes the minimum requirements for a Schedule "J" subdivision map shall be as follows:

- There are no physical constraints which may affect the feasibility of future development on the land.
- Any development on the land will require the approval of a separate tentative map or land use entitlement or permit, or any combination thereof, in accordance with the Subdivision Map Act and applicable County ordinances.

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.

This approval is for a Schedule J map, with the division of land being recorded solely for the purposes of financing or conveying title to all or a portion of the land.

Flood

Flood. 1 FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 8/10/2022
Bluebeam Session ID: 896-534-548

PM 38418 is a Schedule "J" subdivision of 1 parcel totaling 160 acres into 6 parcels ranging from 10 acres to 45.4 acres. The site is located at southeast of Bosley Ln and Dublin Pl, and south of the Interstate 15. This site was previously reviewed under TR31818 and Conditions of Approval were issued in 2006. TR31818 also went through two plan checks with the District, and the applicant submitted a subsequent PAR 200007 that proposed a modification to the park and trail components of the plan.

The topography of the site is a southwest-to-northeasterly slope. The site is located at downstream of Horsethief Canyon and Cow Canyon. The total tributary area is approximately 2070 ac. The concentrated watercourses from the two canyons confluence and traverse northerly through the central portion of the site. The Horsethief Canyon then continues northerly and extends across under Interstate 15 before

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

reaches Temescal Wash.

In general, high debris production is expected causing the buildup of deposits in this area, and all off-site drainage areas have debris potential. After the Holy Fire broke out at upstream and western portion of the project site in 2018, this area is severely impacted by the debris and mud flows. Per Holy Fire Debris Flow Hazard report prepared by California Geological Survey in 2018, the Horsethief Canyon wash and Cow Canyon wash at upstream of project site are categorized as Higher Energy Flows, and the downstream of Horsethief Canyon wash is categorized as Higher Energy Flows and Low Energy Flows. In the report, Higher Energy Flows defines the flow that has the depth as moderate to high and the velocity is capable of moving cobbles and boulders, and Low Energy Flows describes the flow has low to moderate depth and the velocity is capable of moving mostly silt, sand and woody debris. Therefore, the offsite runoff poses a severe risk to the development unless extensive flood and debris control structures are constructed. For the future submittals, the project will need to demonstrate that the proposed flood control facilities are adequate to protect the site from post-fire debris and flood.

This project is not associated with any existing or proposed District maintained facilities; therefore, the Transportation Department will have the responsibility to process the review and approval of onsite drainage studies, and preliminary and final Water Quality Management Plan (WQMP). Please note, the hydromodification requirements must be satisfied in the WQMP.

District has the responsibility to process the review and approval of any offsite drainage study including the natural channel that traverses the project site.

The exhibit dated 6/23/2022 show the site divided by "Lot A" for Mountain Road which runs from the northwest to southeast corner of the site. Parcel 3 and 4 which run north to south are designated for "flood control purposes", to provide right of way for Horsethief Canyon Wash improvements which TR 31818 was conditioned to construct. Parcel 4 also includes the southwest corner of the site with was proposed as open space (this appears to have been done to provide interim access, until permanent access is provided through TR31818). Of the remaining areas; parcels 1, 2, 5 and 6 are designated for "planned residential". During discussions, the applicant indicated that parcels 1 and 2 would constitute "phase 1" of the development and parcels 5 and 6 would be "phase 2".

The applicant intends for PM 38418 to be recorded in 2022 in order to sell developable parcels to buyers who will develop the site in phases, starting with phase 1 on the east side of the site. Although they have begun plan check process for Horsethief Canyon Wash channel, they do not expect to have final plans until early 2023. Conditions have been added to PM 38418 and TR31818 EOT to ensure that future developers/buyers understand that since the channel design has not been finalized, changes in the final design may require additional temporary and permanent right of way on PM 38418 parcels which will be sold to developers. Future buyers and developers should be made aware that this may impact the developable area of their site and require changes to their site plan.

A lot line adjustment or other mechanism may be required to provide additional right of way for the channel.

The following condition has been added to PM 38418, to be satisfied prior to map recordation:

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

If PM 38418 is recorded prior to final approval of improvement plan for TR 31818, a notice shall be placed on the Environmental Constraint Sheet and Final Map, pointing to the area adjacent to the proposed channel on the developable parcels (named 1, 2, 5, and 6 on tentative map dated 6/23/22). The exact wording of the note shall be as follows:

"The limits of the channel are subject to change pending approval of final storm drain improvement plans. Additional permanent right of way may be required to accommodate the channel, which may reduce the amount of developable area and require changes to the site plan."

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

Planning

Planning. 1 90 Days to Protest - 015 - Planning

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

Planning. 2 Expiration Date - 015 - Planning

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

Planning. 3 Fees for Review - 015 - Planning

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 4 Hold Harmless - 015 - Advisory Notification

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 TPM38418 or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

Hold Harmless - 015 - Advisory Notification (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning TPM38418, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

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

Planning-EPD

Planning-EPD. 1

MSHCP Fuel Management - EPD

Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will occur only in the boundaries of the development. Fuel modification zones will not encroach into the conservation area.

Comments: RECOMMENDED MPOONAMALLEE 20220511 carried over from TR31818

Planning-GEO

Planning-GEO. 1

GEO220017 ACCEPTED

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO220017 ACCEPTED (cont.)

County Geologic Report GEO No. 220017, submitted for the projects TPM38418, was prepared by Petra Geosciences, Inc., and is entitled; "Design-Phase Geotechnical Evaluation Report, Tentative Tract 31818-1, a Portion of the 160-acre JBJ Ranch Project, Assessor Parcel Number (APN) 393-310-005, Unincorporated Area of Riverside County, California," dated May 6, 2022. In addition, Petra has submitted the following response to comments:

"Response to Review Comments by Riverside County Planning Department dated June 14, 2022 for Tentative Tract 31818-1, a Portion of the 160-acre JBJ Ranch Project, Assessor Parcel Number (APN) 393-310-005, Unincorporated Area of Riverside County, California", dated June 22, 2022.

GEO220017 concluded:

1. In the spring of 2003, Pacific Soils Engineering (PSE, 2003) conducted an Alquist-Priolo earthquake fault zone investigation on the JBJ Ranch site. This study involved excavating nine fault trenches (T1 through T6, some with subscripts) within the mapped limits of the "Alquist-Priolo" Special Studies Zone. Active traces of the Glen Ivy North fault were located and used to establish setback limits for habitable structures. The approximate location of the Glen Ivy north fault can be found on Plate 3 (Geotechnical Map).
2. Since the presence of a known active fault has been mapped within the subject site ground rupture could occur onsite during seismic events affecting the known tectonic framework.
3. A Condition of Approval letter was issued by the County of Riverside Transportation and Land Management Agency, Building and Safety for County Geologic Report No. 1156 (Fault Hazard). The conditions outlined within this letter need to be adhered to by the geotechnical consultant of record.
4. We utilized the program CLIQ by Geologismiki to do an analysis of liquefaction potential considering if groundwater were to rise very significantly at any time in the future. We assumed 20 feet in our analysis for high groundwater depth. The results show that the site is not subject to liquefaction even with ground water very much higher than current conditions. From the analysis it appears the site soils are dense rather than loose. Therefore, we do not expect liquefaction or dynamic settlement to affect the site.
5. The subject site is located over 20 miles from the ocean and no large bodies of impounded water are located directly upstream; therefore, the potential hazard from seismically induced flooding is considered low to nonexistent, providing any "upslope" water tanks are designed according to applicable seismic codes.
6. The site is mapped within Zone X, defined as areas of 0.2 percent annual chance flood; areas of 1 percent chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 percent annual chance flood.
7. The project civil engineer should take into account the potential of debris to be transported by any flooding in the grading design for the project. Debris basins, levee protection, raised building pads, or other grading design features to direct debris and floodwaters away from the planned residences may be considered.
8. A geotechnical factor affecting the project site is the presence of shallow topsoil, undocumented fills, and low-density and dry, near-surface alluvial fan deposits. Such materials in their present state are not considered suitable for support of fill or structural loads. Accordingly, these materials will require removal to competent alluvial fan deposits, as observed by the geotechnical consultant, and replacement as properly moisture-conditioned and compacted fill. Fault trenches, mining excavations and exploratory test pits and trenches are one source of undocumented fill. These features will need to be removed in their entirety during grading operations.
9. The results of our laboratory tests performed on representative samples of near-surface soils within the site during our assessment indicate that these materials predominately exhibit expansion indices that are less than 20.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO220017 ACCEPTED (cont.)

GEO220017 recommended:

1. Clearing operations will include the removal and offsite disposal of all existing vegetation, trees, shrubs, stumps, any existing dumped trash or construction debris, oversize boulders, or deleterious materials. All weeds, grasses, bush, shrubs, tree stumps and root balls, etc. existing within areas to be graded should be stripped and removed from the site. Any deleterious materials encountered within the site may need to be removed by hand (i.e., by root pickers) during the grading operations.
2. All existing surficial soils (topsoil, undocumented fills, loose fan deposits, and highly weathered bedrock) are considered unsuitable in their current state for support of proposed fills, structures, flatwork, pavement, or other improvements.
3. These materials should be removed to underlying competent alluvial fan deposits or bedrock, as approved by the project geotechnical consultant. Remedial removals are estimated to be approximately 5 to 7 feet below existing grades to expose competent alluvial fan deposits over most of the site.
4. Removals may also need to be locally deeper depending upon the exposed conditions encountered during grading. The actual depths and horizontal limits of removals and over-excavations should be evaluated during grading on the basis of observations and testing performed by the project geotechnical consultant. Deeper removals/ excavations may be likely if the exposed removal bottom is still in fill such as any of the exploratory test pit areas or fault or exploratory trench areas.
5. Lots located entirely in cut and/or cut/fill transitions should be eliminated from building pad areas to reduce the detrimental effects of differential settlement. Cut portions of building pads that are transected by cut/fill transitions within granitic bedrock should be over-excavated a minimum depth of five (5) feet and replaced to design grade with compacted fill.
6. In order to reduce the differential settlement potential of lots with steep cut/fill transitions within granitic rock, the cut and shallow fill portions of the transition should be overexcavated such that the shallowest fill depth is at least equal to 1/3 the deepest fill section within the building pad footprint (15-foot maximum). Cut and transient lots within fan deposits should be over-excavated to a minimum of 3 feet below proposed finished pad grade elevations and replaced as properly compacted fill.
7. Removals and over-excavation during grading are expected to produce oversize rock on the order of 12 to 24 inches in diameter. Rock up to 6 inches in diameter may be placed within the upper 4 feet of the building pads in a manner to avoid nesting. Rock greater than 6 inches and less than 12-inch diameter may be placed in the zone below 4 feet and 10 feet below finished grade.
8. Oversize rock generated during grading operations should be removed from the site or placed in the lower portions of the deeper fills in a manner to avoid nesting and then completely covered/mixed with granular soil materials (windrows) as noted in typical detail shown on Plate SG-4, Appendix F. Oversize rock should not be placed within the upper 10 feet of finish grade within the building areas or street areas where they may interfere with footing and utility trenches, or in areas where they may interfere with the future construction of swimming pools and/or spas. This also applies to the outer 15 feet of slopes.
9. Due to amount of oversized rock that will be generated from excavation in the fan deposits, rock blanket fills may be constructed consisting of a mixture of sand, gravel, cobbles, boulders, and rock to a maximum dimension of 24-inches. The mixture should be placed on prepared grade, mixed with sand and gravel, heavily watered and worked forward with large earthmoving equipment (bulldozers, D-8 or larger) and heavy rubber tire equipment such that the resulting fill is comprised of a mixture of the various particle sizes, is without voids, and forms a dense, compact, fill matrix.
10. Post-grading settlement of deep fills will occur due to their own weight. The fills within the site will be derived from soil and bedrock materials that will likely be a mix of sands and silts with variable concentrations of gravel and cobbles with intermittent rock blankets. Based on these conditions, it is

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO220017 ACCEPTED (cont.)

expected that total primary consolidation of the new fill materials will be reached immediately at the completion of grading within lots underlain by 30 feet of compacted fill or less. In addition, considering the anticipated granular nature of the fill materials, long-term secondary settlement of these materials is not expected to be a significant design consideration. However, on lots underlain by 30 feet or more of compacted fill, it is recommended that settlement monitoring be performed. The lots will be released from settlement monitoring restrictions when a minimum of two (2) successive monthly readings indicate a settlement of 0.01 foot or less between readings.

11. Based on the allowable bearing values provided above, total static settlement of the footings under the anticipated loads is expected to be less than $\frac{3}{4}$ inch. Differential settlement is expected to be less than $\frac{1}{2}$ inch over a horizontal span of 30 feet.

12. The surficial stability of the 3.3:1 (H:V) and 2:1 (H:V) fill slopes have a factor of safety greater than 1.5. We estimated the surficial stability for the 2:1 (H:V) slope using infinite slope methods for the very near surface under saturated conditions. With a depth of saturation of 4 feet, a factor of safety less than 1.5 was calculated using the shear values derived from fill. Therefore, we recommend that the fill soils in the vicinity of all keyway stabilization fills within the site be compacted to 93 percent relative compaction to increase the shear resistance. Repeating the calculations with a cohesion of 150 psf provided the required F.S. of 1.5. Several shear tests on actual samples of soils from the keyways can be conducted during grading to verify our assumptions.

13. The stability results indicate that the predicted static and seismic performance of the slope analyzed is likely at an acceptable tolerance. Both gross static and pseudo-static performance were acceptable. Increased compaction of the fill keys to 93 percent is required.

GEO No. 220017 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

GEO No. 220017 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20220707

Transportation

Transportation. 1

RCTD-MAP - General Conditions

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). 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.

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD-MAP - General Conditions (cont.)

Check Section at (951) 955 6527.

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

Plan: TPM38418

Parcel: 393310005

50. Prior To Map Recordation

E Health

050 - E Health. 1 EVMWD WATER AND SEWER SERVICE Not Satisfied

Provide documentation that establishes water and sewer service for the project from Elsinore Valley Municipal Water District (EVMWD).

050 - E Health. 2 SOLID WASTE SERVICE Not Satisfied

Provide documentation from an approved waste hauler in regards to solid waste service for the project, PRIOR TO MAP RECORDATION.

Fire

050 - Fire. 1 Fire - Prior to recordation - ECS Not Satisfied

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

Flood

050 - Flood. 1 ADDITIONAL RIGHT OF WAY MAY BE REQUIRED Not Satisfied

If PM 38418 is recorded prior to final approval of improvement plan for TR 31818, a notice shall be placed on the Environmental Constraint Sheet and Final Map, pointing to the area adjacent to the proposed channel on the developable parcels (named 1, 2, 5, and 6 on tentative map dated 6/23/22). The exact wording of the note shall be as follows:

"The limits of the channel are subject to change pending approval of final storm drain improvement plans. Additional permanent right of way may be required to accommodate the channel, which may reduce the amount of developable area and require changes to the site plan."

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

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

Planning

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

The following language shall be recorded in the form of a restriction on the parcels created by the subdivision pursuant to the requirements of Ordinance No. 460 for a Schedule J subdivision:

For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement or Permit is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval For Separate Land Use Entitlements or Tentative Maps or Use Permits Approved for this Land.

Planning-EPD

050 - Planning-EPD. 1 Offsite Linkage - EPD Not Satisfied

Based on the agreement reached between the applicant, RCA and County staff in the "Meet and Confer" meeting held on

Plan: TPM38418

Parcel: 393310005

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 Offsite Linkage - EPD (cont.) Not Satisfied

March 23, 2005, that indicated the need for a supplemental linkage located offsite to comply with the objectives of Proposed Linkage 1 along Horsethief Canyon Wash. The supplemental linkage identified is north and west of Proposed Linkage 1 focusing on the area between Indian Truck Trail and Glen Eden Road in the MSHCP Conservation Area. Written confirmation that the land encompassing this supplemental linkage has been conveyed in fee title or by conservation easement to the Western Riverside County Regional Conservation Authority (RCA) or any other entity acceptable to the County and satisfies the objectives of Proposed Linkage 1 as set forth in the MSHCP, is required prior to the issuance of grading permit or prior to recordation of the final map for the whichever occurs first.

Survey

050 - Survey. 1 RCTD-MAP - Road Dedications Not Satisfied

Sufficient public street right-of-way shall be provided along Mountain Road to establish a 100 foot full-width right-of-way, per County Standard No. 94, Ordinance No. 461.

Sufficient public street right-of-way shall be provided along Dublin Place to establish a 30 foot half-width right-of-way, per County Standard No. 105, Ordinance No. 461. Cul-de-sac design shall be per Std. No. 800A, Ord. No. 461.

Sufficient public street right-of-way shall be provided along Bosley Lane (between Mountain Road and Dublin Place) to establish a 37 foot half-width right-of-way, per County Standard No. 105, Ordinance No. 461.

as approved by the Director of Transportation

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 DESTRUCTION OF OWTS/SEPTIC SYSTEMS Not Satisfied

Prior to the issuance of a grading permit, clearance from the Department of Environmental Health (DEH) shall be required: All existing Onsite Wastewater Treatment Systems/OWTS/septic systems must be destroyed under permit by the Department of Environmental Health. Submit OWTS applications for all OWTS destructions prior to grading permit issuance. See official Exhibit for TPM38418 for OWTS that were identified during Phase I Environmental Site Assessment investigations of the site. If additional OWTS are identified during grading activities, these OWTS must be destroyed under permit by this Department prior to grading final.

060 - E Health. 2 DESTRUCTION OF WELLS Not Satisfied

All water wells must be destroyed under permit by the Department of Environmental Health. Submit well drill applications for all well destructions prior to grading permit issuance. See

Plan: TPM38418

Parcel: 393310005

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 2 DESTRUCTION OF WELLS (cont.) Not Satisfied
official Exhibit for TPM38418 for wells that were identified during Phase I Environmental Site Assessment investigations of the site. If additional wells are identified during grading activities, these wells must be destroyed under permit by this Department prior to grading final.

Planning

060 - Planning. 1 Grading Permit Referral Not Satisfied
This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of TR31818 or other applicable subdivision for the applicable area.

Transportation

060 - Transportation. 1 RCTD-MAP - Submit Grading Plan Not Satisfied
The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

E Health

070 - E Health. 1 DESTRUCTION OF OWTS/SEPTIC SYSTEMS Not Satisfied
Any development at this site will require the approval of a separate tentative map, entitlement, permit, or any combination thereof, in accordance with the Subdivision Map Act and the applicable County ordinance(s). Upon development of this parcel, the following condition will apply: Prior to grading final, all existing Onsite Wastewater Treatment Systems/OWTS/septic systems must be destroyed under permit by the Department of Environmental Health.

070 - E Health. 2 DESTRUCTION OF WELLS Not Satisfied
Any development at this site will require the approval of a separate tentative map, entitlement, permit, or any combination thereof, in accordance with the Subdivision Map Act and the applicable County ordinance(s). Upon development of this parcel, the following condition will apply: Prior to grading final, all existing wells must be destroyed under permit by the Department of Environmental Health.

070 - E Health. 3 ECP CLEARANCE: SUMMARY OF POST-GRADING OF Not Satisfied
Any development at this site will require the approval of a separate tentative map, entitlement, permit, or any combination thereof, in accordance with the Subdivision Map Act and the applicable County ordinance(s). Upon development of this parcel, the following condition will apply: Professional Geologist/Engineer of Record from geotechnical firm (Petra) shall be present at the site during the grading operations. Petra provided the following comments: "With development of any vacant and/or agricultural property, we anticipate that there may be a certain amount of unknown subsurface conditions. Therefore, prior to grading, our field technicians are instructed that if they encounter any discolored soils, buried, underground

Plan: TPM38418

Parcel: 393310005

70. Prior To Grading Final Inspection

E Health

070 - E Health. 3 ECP CLEARANCE: SUMMARY OF POST-GRADING OF Not Satisfied
structures or concrete irrigation lines they are to halt grading within these areas and contact one of our environmental representatives. Our environmental representative would then complete a field reconnaissance to observe the area in question and assess the proper course of action needed. Field work and/or oversight would be provided by one of Petra's licensed Professionals." Post grading operations shall be summarized by the Professional of Record, which should include any identified subsurface concerns that occurred during grading; this summary must be submitted RCDEH-ECP for review prior to grading final.

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 APPROVED SEWAGE DISPOSAL Not Satisfied

Any development at this site will require the approval of a separate tentative map, entitlement, permit, or any combination thereof, in accordance with the Subdivision Map Act and the applicable County ordinance(s). Upon development of the parcel, an approved method of sewage disposal will be required. This project is required to connect to sewer. Provide documentation that establishes sewer service for the project from Elsinore Valley Municipal Water District (EVMWD).

080 - E Health. 2 APPROVED SOURCE OF POTABLE WATER Not Satisfied

Any development at this site will require the approval of a separate tentative map, entitlement, permit, or any combination thereof, in accordance with the Subdivision Map Act and the applicable County ordinance(s). Upon development of the parcel, an approved source of potable water will be required. Provide documentation that establishes connection to an approved source of potable water for the project from Elsinore Valley Municipal Water District (EVMWD).

Planning

080 - Planning. 1 Building Permit Referral Not Satisfied

This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of TR31818 or other applicable subdivision for the applicable area.

TENTATIVE PARCEL MAP NO. 38418

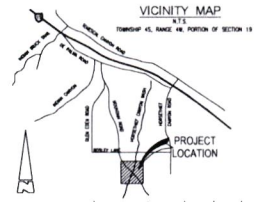
BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA.

MARCH 2022

FOR FINANCE AND CONVEYANCE PURPOSES

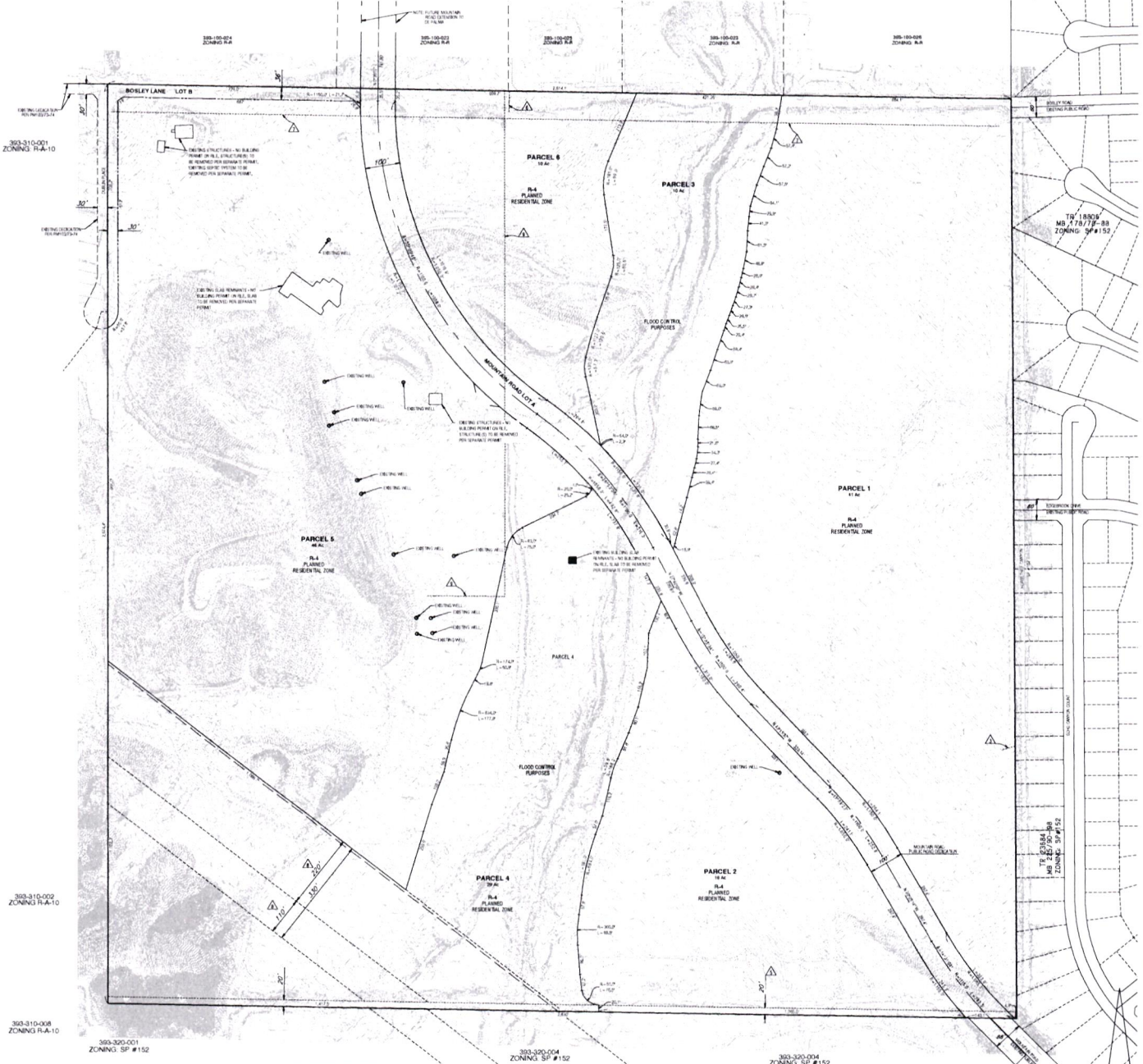
VICINITY MAP

TOWNSHIP 5 S, RANGE 5 W, SECTION 19



NOTE:

THIS MAP INTENDED FOR FINANCE AND CONVEYANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP SHALL SHOW EXISTENCE OF ANY PERMIT NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY COVENANTS OF RECORD, FOR ANY PART OF THE LAND, UNLESS SPECIFICALLY NOTED OTHERWISE ON THIS MAP OR IN THE PERMITS APPROVED FOR THIS LAND.



GENERAL NOTES:

1. ADDRESS ONLY PARCELS NUMBER 393-310-001
2. PROPOSED SCHEDULE OF SUBDIVISION
3. THINNING BROTHERS COOPERATIVE FIREWOOD SECTION 3018
4. EXISTING ZONING: R-4 PLANNED RESIDENTIAL ZONE PER ELKSBOURNE AREA PLAN AND OPEN SPACE AREA
5. PROPOSED ZONING: R-4 PLANNED RESIDENTIAL ZONE PER ELKSBOURNE AREA PLAN AND OPEN SPACE AREA
6. EXISTING LAND USE - VACANT SITE
7. PROPOSED LAND USE - SINGLE FAMILY RESIDENTIAL
8. THIS PROJECT IS NOT WITHIN AN EXISTING SPECIFIC PLAN
9. THE SITE IS WITHIN THE ELKSBOURNE UNIFIED SCHOOL DISTRICT
10. THIS TRACT IS WITHIN CMA 124 & 126
11. THIS PROPERTY IS SUBJECT TO DEVELOPMENT, REGULATION OR FLOOD HAZARD
12. THE EXISTING WELL, PERMITS, EASEMENTS ARE SHOWN HEREON. THERE IS AT LEAST ONE 60' DEEP WELL AND ONE 10' DEEP WELL LOCATED ON THIS TRACT AND ONE 10' DEEP WELL AND ONE 10' DEEP WELL LOCATED ON ADJACENT PARCELS. ALL WELLS SHALL BE REGISTERED TO THE STATE OF CALIFORNIA AND SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
13. THERE ARE EXISTING BUILDINGS LOCATED ON THIS SITE. SEE MAP FOR LOCATION.
14. THE SUBDIVISION INCLUDES THE ENTIRE CONVEYANCE
15. PROPERTY IS NOT LOCATED WITHIN A FEMA MAPPED FLOODPLAIN.

LEGAL DESCRIPTION

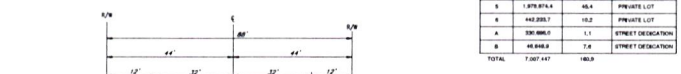
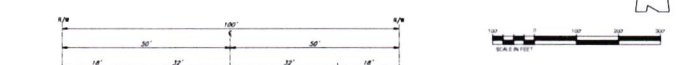
THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF.

EASEMENT NOTES:

- EASEMENTS SHOWN HEREON ARE LISTED IN PROPERTY NATIONAL TITLE COMPANY PRELIMINARY REPORT NO. 393-310-001 DATED SEPTEMBER 28, 2020.
1. INDICATES AN EASEMENT IN FAVOR OF THE SECTION FOR PURPOSES OF SPACES PER DOCUMENT RECORDED MARCH 30, 1939 IN BOOK 81 PAGE 52 & SEPTEMBER 10, 1939 IN BOOK 133 PAGE 130. (CANNOT BE LOCATED FROM RECORD)
 2. INDICATES AN EASEMENT IN FAVOR OF TECHNICAL WATER COMPANY FOR THE PURPOSES OF TRANSPORTING WATER PER DOCUMENT RECORDED DECEMBER 27, 1933 IN BOOK 386 PAGE 37 OF DEEDS WITHIN THE BOUNDARY OF THIS TRACT MAP. (CANNOT BE LOCATED FROM RECORD)
 3. INDICATES AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR THE PURPOSES OF POWER POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PER DOCUMENT RECORDED APRIL 24, 1939 AS INSTRUMENT NO. 33018 OF OFFICIAL RECORDS AS DESCRIBED THEREIN.
 4. INDICATES AN EASEMENT IN FAVOR OF CALIFORNIA GAS TRANSPORTATION COMPANY, A CORPORATION FOR THE PURPOSES OF UTILITIES RECORDED JUNE 13, 1942 AS INSTRUMENT NO. 35172 OR (CANNOT BE LOCATED FROM RECORD)
 5. INDICATES AN EASEMENT IN FAVOR OF CLAYT, ET AL FOR THE PURPOSES OF ROADS RECORDED JULY 9, 1943 AS INSTRUMENT NO. 71313 AS DESCRIBED THEREIN.
 6. INDICATES AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION FOR THE PURPOSES OF POWER POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PER DOCUMENT RECORDED NOVEMBER 22, 1943 AS INSTRUMENT NO. 124125 OF OFFICIAL RECORDS AS DESCRIBED THEREIN.
 7. INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR THE PURPOSES OF POWER POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PER DOCUMENT RECORDED FEBRUARY 27, 1947 AS INSTRUMENT NO. 16398 OF OFFICIAL RECORDS AS DESCRIBED THEREIN.
 8. INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR THE PURPOSES OF POWER POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PER DOCUMENT RECORDED AUGUST 15, 1977 AS INSTRUMENT NO. 153060 OF OFFICIAL RECORDS AS DESCRIBED THEREIN.
 9. INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR UTILITY PURPOSES PER DOCUMENT RECORDED JUNE 25, 1987 AS INSTRUMENT NO. 181336 OR AS DESCRIBED THEREIN.

UTILITY COMPANIES

COMPANY	ADDRESS	PHONE	WEBSITE
AT&T	800-551-7373	(951) 261-1234	att.net
AVCO	1400 E. MAIN ST., SUITE 200	(951) 505-5000	avco.com
BE&K	6000 N. CALIFORNIA STREET	(951) 505-5000	beandk.com
CH2M HILL	3000 LAUREL STREET	(951) 505-5000	ch2m.com
CONCRETE	3000 LAUREL STREET	(951) 505-5000	concrete.com
ENR	1400 E. MAIN ST., SUITE 200	(951) 505-5000	enr.com
FLUOR	1400 E. MAIN ST., SUITE 200	(951) 505-5000	fluor.com
GENSLER	1400 E. MAIN ST., SUITE 200	(951) 505-5000	gensler.com
HOK	1400 E. MAIN ST., SUITE 200	(951) 505-5000	hok.com
PERKINS+WILL	1400 E. MAIN ST., SUITE 200	(951) 505-5000	perkinswill.com
SKIDMORE OWINGS & MERRILL LLP	1400 E. MAIN ST., SUITE 200	(951) 505-5000	skidmore.com
TERRACON	1400 E. MAIN ST., SUITE 200	(951) 505-5000	tterracon.com
WSP	1400 E. MAIN ST., SUITE 200	(951) 505-5000	wsp.com



LOT #	AREA (SF)	AREA (AC)	LAND USE
1	1,781,117.9	40.9	PRIVATE LOT
2	71,808.2	1.64	PRIVATE LOT
3	488,906.4	11.2	PRIVATE LOT
4	1,279,814.4	29.3	PRIVATE LOT
5	1,879,814.4	43.1	PRIVATE LOT
6	442,288.7	10.2	PRIVATE LOT
A	399,086.0	9.1	STREET DEDICATION
B	48,848.8	1.1	STREET DEDICATION
C	7,507.447	0.17	STREET DEDICATION
TOTAL			

OWNER/APPLICANT
MPLC JELLY RANCH LP
11111 JELLY RANCH ROAD
MOUNTAIN VIEW, CA 92654
OFFICE: 951-261-1234

ENGINEER
KWC ENGINEERS
1000 N. CALIFORNIA STREET, SUITE 100
CORONA, CA 92605
PHONE: 951-724-1234
CONTACT: WKT@KWC.COM

Boydd, April

From: Judy Deertrack <judydeertrack@gmail.com>
Sent: Friday, November 25, 2022 5:36 PM
To: COB; cvag@cvag.org; Peter Satin; Jane Garrison; Paisley Ramstead; Scott Taschner
Subject: Re: Comment Letter - Item 1.2, Board of Supervisors Meeting November 29, 2022

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Riverside County Clerk
Riverside County Planning Department

Re: **Addendum** to Comment Letter on Item 1.2

To Whom It May Concern:

I do realize that Item 1.2 is **RECEIVE AND FILE** after the Director's Hearing (Notice of Decision) on October 17, 2022. But I also notice the agenda description says to receive and file the "Planning Commission's" approval of TPM 38413. I am assuming an error? I don't know the procedures, whether the Board can act further on this, or if there is an appeal period following the NOD from the Director's Hearing, and after that has passed, the only remaining jurisdiction is "Receive and File" by the Board, with all other discretion closed off.

Given the earlier actions taken, any timelines for discretion, adjustment, or environmental review may be exhausted and no longer available. However, I am not sure what the options are, and I would rather set the record and ask for relief than assume that the remedies are no longer available.

Either way, I wanted to bring my points to the attention of Riverside County. Any time a HANS procedure specifies a set-aside of sensitive lands for open space preservation, the subdivision of lands (TTM or TPM) should directly address how the environmental requirements are to be met, and how these requirements impact the proposed land boundaries. Keeping the public and agencies fully informed in the body of the staff reports is critical. Thank you.

Judy Deertrack
760 325 4290

On Fri, Nov 25, 2022 at 4:50 PM Judy Deertrack <judydeertrack@gmail.com> wrote:

Clerk of the Board
Riverside County Planning Department
Riverside, California

Re: Agenda Item 1.2 - Subdivision of Lands (160 acres) - Schedule J
Request for demonstration the subdivision accounts for HANS requirements

To Whom It May Concern:

Please find attached my comment letter for the record. My question is whether this subdivision of lands, even if for financial purposes, requires environmental review because of the exacting requirements of placing 47 acres into HANS conservation status in a manner to maximize environmental protection of the species and habitat. The subdivision boundaries will be a critical component of environmental protection.

Boydd, April

From: Judy Deertrack <judydeertrack@gmail.com>
Sent: Friday, November 25, 2022 4:51 PM
To: COB; cvag@cvag.org; Peter Satin
Subject: Comment Letter - Item 1.2, Board of Supervisors Meeting November 29, 2022
Attachments: Comment Letter_Sent 2022.11.25_RIVCO BOS_Tues, Nov 28, 2022, Item 1.2.pdf

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Clerk of the Board
Riverside County Planning Department
Riverside, California

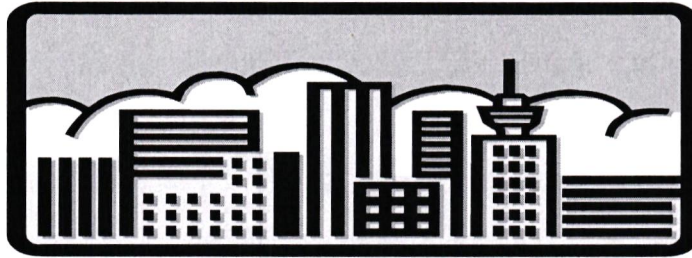
Re: Agenda Item 1.2 - Subdivision of Lands (160 acres) - Schedule J
Request for demonstration the subdivision accounts for HANS requirements

To Whom It May Concern:

Please find attached my comment letter for the record. My question is whether this subdivision of lands, even if for financial purposes, requires environmental review because of the exacting requirements of placing 47 acres into HANS conservation status in a manner to maximize environmental protection of the species and habitat. The subdivision boundaries will be a critical component of environmental protection.

Thank you.

Judy Deertrack
Deertrack Consulting, LLC
760 325 4290



Judy Deertrack
Palm Springs, California 92262
Phone: 760 325 4290
Email: judydeertrack@gmail.com

November 25, 2022

Riverside County Planning Department
Riverside, California

RE: **COMMENT LETTER ITEM 1.2:** Riverside County Board of Supervisors Meeting, Tuesday, November 28, 2022, Item 1.2, Schedule "J" Financing Map, 160 Acres, (EA approved 2006) Common Sense Exemption, No Physical Changes (Financing Only), 47 AC reserved on HANS process for inclusion in CVMSHCP, within a Criteria Cell of CVMSHCP

To Whom It May Concern,

Item 1.2 is a Schedule J Financing Map which normally is exempt from CEQA review because it involves no physical changes to the environment. However, this subdivision occurs in a planning area of Riverside that encourages cluster zoning. Clustering may become critical to the open space configuration necessary for this parcel because 47 acres have been included under the HANS procedure for inclusion in the CVMSHCP. The failure to review for the appropriateness or necessity of cluster zoning may be necessary, and that will impact the boundaries of the parcels as subdivided.

This quote below is taken from the Director's Hearing Staff Report, October 17, 2022, at page 8 (see attachment):

1. "The Project is located within the Glen Eden Policy Area, which generally puts a limit on the density of residential development (2.5 dwelling units per acre). ELAP 4.2 states "Clustering of dwelling units within an individual project is encouraged where such clustering would enable the conservation of open space in accordance with Multipurpose Open Space Element."

The current staff report for the Board of Supervisors does not mention that 47 acres of the 160 acres have been reserved for inclusion in the CVMSHCP under a HANS negotiation, nor does the staff report indicate whether the biological areas of reserve that are necessary to meet the MSHCP legal requirements can be met under the subdivision of lands, as currently proposed. This might take environmental assessment or further HANS review, neither which are indicated.

The subdivision of lands should have occurred with this impact in mind. I have not extensively reviewed the history of entitlement on this and all associated documents, but the analysis of how the County will meet the HANS obligation, and its relationship to the subdivision of lands (land configuration) should appear and be easily readable in the BOS staff report. The information is critical to the Supervisors, public, and agencies, with a "finding" that the subdivision of lands has occurred in a manner to meet the HANS obligations, and minimize impacts to habitat and species, especially given the "cluster zone" opportunity. This is a mitigation measure and is an essential part of environmental review.

1.2

There is no indication that the subdivision design has identified the lands to be set aside according to the habitat sensitivity. But if you check page 8 of the Director's Hearing Staff Report, you will note that page 8 indicates the reservation of lands under HANS is an offset to the fact this development is occurring within a Criteria Cell. The criteria (selection of land areas for open space) indicates *foraging habitat, core areas, and linkage*—which directly relates to parcel boundaries and the expected “building envelope” for the 160 acres.

1. *"The project site is located within a Criteria Cell of the Multi-Species Habitat Conservation Plan. The Project has been reviewed and analyzed pursuant to the Habitat Evaluation and Acquisition Strategy (HANS) set forth in Section 6.1 of the MSHCP and it was determined by Planning Department staff to be consistent with the Criteria on December 17, 2003. Pursuant to this review and analysis, it was concluded that approximately 47 acres of land within the Project boundaries was necessary for inclusion in the MSHCP Conservation Area **focusing on providing foraging habitat for raptors; maintaining a core area and linkage habitat for mountain lion and bobcat west of Interstate 15 as well as maintaining connections to the mountains; and providing movement opportunities for mountain quail.**" (p. 8 Director's Hearing, October 17, 2022). [emphasis added]*

The courts of California have said that a subdivision of lands, even for financing purposes and with no planned development at the time of subdivision, can have a physical impact on the land and is subject to CEQA.

"In Rominger v. County of Colusa (2014) (September 9, 2014, C073815) __ Cal.App.4th __, the Court of Appeal reversed the trial court and held that a tentative subdivision map is a project under the California Environmental Quality Act ("CEQA"). In doing so, the Court rejected the County of Colusa's ("County") and project applicant's contention that, in the absence of a specific development plan, the division of land alone is not a CEQA project. Ultimately, the appellate court found that the petitioners had submitted sufficient evidence so as to require the preparation of an environmental impact report ("EIR") for the subdivision project." Kronick Lawfirm, www.kmgt.com

If these parcels are not configured (subdivided) to capture the appropriate 47 acres that must be reserved, including mitigation of impacts to species and habitat based upon where land development will occur, the CVMSHCP legal obligations cannot be met, and CEQA requirements will not be met.

There may be an ongoing process I am not aware of, but staff reports are driven by transparency requirements in letting the decisionmakers, public, and agencies know how and whether environmental obligations have been met.

Thank you for all your hard work.

With regard,

Judy Deertrack
Deertrack Consulting, LLC