

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



**ITEM: 1.3
(ID # 21983)**

MEETING DATE:
Tuesday, June 06, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Tentative Parcel Map No. 37708 TENTATIVE PARCEL MAP NO. 37708 - Exempt from the California Environmental Quality Act (CEQA), per section 15315 (Minor Land Divisions) - Applicant: Gabriel D. Ybarra dba Action Surveys – Engineer: Gabriel D. Ybarra – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan - Community Development: Commercial Retail (CD:CR) - Community Development: Medium Density Residential (CD:MDR) – Location: North of Stowe Road, east of Winchester Road, south of Stetson Avenue, west of Richmond Road – Zoning: General Commercial (C-1/C-P) - One-Family Dwellings (R-1) – 56.84 Gross Acres – REQUEST: Tentative Parcel Map No. 37708 proposes a Schedule “J” Finance and Conveyance Map subdivision of a 56.84 gross acre parcel into four (4) parcels ranging in size from 6.78 gross acres to 11.72 gross acres with a remainder parcel of 21.65 acres net. This map is for financing and/or conveyance purposes only and no development is proposed on the site - APN: 465-060-004. 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 at public hearing on February 27, 2023.

ACTION:Consent


John Hildebrand, Planning Director 5/30/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Gutierrez
Nays: None
Absent: Spiegel
Date: June 6, 2023
xc: Planning

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 37708 proposes a Schedule “J” Finance and Conveyance Map subdivision of a 56.84 gross acre parcel into four (4) parcels ranging in size from 6.78 gross acres to 11.72 gross acres with a remainder parcel of 21.65 acres net. This map is for financing and/or conveyance purposes only and no development is proposed on the site - APN: 465-060-004.

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

The project is located North of Stowe Road, East of Winchester Road, South of Stetson Avenue, West of Richmond Road with an address of 27471 Richmond Road, Winchester, CA 92596.

Planning Director’s Decision

The Director approved the Tentative Parcel Map at public hearing on February 27, 2023. No request for appeal was made prior to the closure of the 10-day appeal period.

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 Residents and Businesses

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA). In accordance with State CEQA Guidelines Section 15315, Tentative Parcel Map No. 37708 will not result in any new significant environmental impacts. The Tentative Parcel Map is a Schedule “J” map which is for financing or conveyance purposes only, will not result in any physical change, and does not propose any substantial changes which will require an Initial Study according to CEQA.

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Additional Fiscal Information

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

ATTACHMENTS (if needed, in this order):

- A. Director's Hearing Report of Actions**
- B. Director's Hearing STAFF REPORT Package**
- C. Tentative Parcel Map No. 37708**



Jason Farin, Principal Management Analyst 5/31/2023



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – FEBRUARY 27, 2023
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:35 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. 37708 - Exempt from the California Environmental Quality Act (CEQA)**, per section 15315 (Minor Land Divisions) - Applicant: Gabriel D. Ybarra dba Action Surveys – Engineer: Gabriel D. Ybarra – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan - Community Development: Commercial Retail (CD:CR) - Community Development: Medium Density Residential (CD:MDR) – Location: North of Stowe Road, east of Winchester Road, south of Stetson Avenue, west of Richmond Road – Zoning: General Commercial (C-1/C-P) - One-Family Dwellings (R-1) – 56.84 Gross Acres — **REQUEST:** Tentative Parcel Map No. 37708 proposes a Schedule “J” Finance and Conveyance Map subdivision of a 56.84 gross acre parcel into four (4) parcels ranging in size from 6.78 gross acres to 11.72 gross acres with a remainder parcel of 21.65 acres net. This map is for financing and/or conveyance purposes only and no development is proposed on the site - APN: 465-060-004 - Project Planner Krista Mason at (951) 955-1722 or kmason@rivco.org.

Staff Report Recommendation:

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

APPROVE Tentative Parcel Map No. 37708, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

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

APPROVE Tentative Parcel Map No. 37708, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

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

APPROVED Tentative Parcel Map No. 37708, subject to the advisory notification document and conditions of approval.

4.0 SCOPING SESSION
NONE

5.0 PUBLIC COMMENTS
None

ADJOURNMENT: 1:45 p.m.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

March 10, 2023

The Rheingans Family
PO Box 99
Winchester, CA 92545

RE: TENTATIVE PARCEL MAP NO. 37708

On February 27, 2023, the **Riverside County Planning Director** approved the above referenced case subject to the attached **FINAL** conditions.

There is a ten (10) day appeal period after the date of the Director's Hearing action. No appeal was filed within ten (10) days from the date of the approval, therefore, action taken on the above referenced case is considered final. Please note that the expiration date of this project will be based upon the date of approval of the Director's Hearing.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director

Krista Mason, Project Planner

cc:
CAC 9th Floor Land Use File
Planning Department – 12th Floor

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

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

(ID # 21063)

MEETING DATE:

Monday, February 27, 2023

SUBJECT: TENTATIVE PARCEL MAP NO. 37708 - Exempt from the California Environmental Quality Act (CEQA), per section 15315 (Minor Land Divisions) - Applicant: Gabriel D. Ybarra dba Action Surveys – Engineer: Gabriel D. Ybarra – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan - Community Development: Commercial Retail (CD:CR) - Community Development: Medium Density Residential (CD:MDR) – Location: North of Stowe Road, east of Winchester Road, south of Stetson Avenue, west of Richmond Road – Zoning: General Commercial (C-1/C-P) - One-Family Dwellings (R-1) – 56.84 Gross Acres — REQUEST: Tentative Parcel Map No. 37708 proposes a Schedule “J” Finance and Conveyance Map subdivision of a 56.84 gross acre parcel into four (4) parcels ranging in size from 6.78 gross acres to 11.72 gross acres with a remainder parcel of 21.65 acres net. This map is for financing and/or conveyance purposes only and no development is proposed on the site - APN: 465-060-004. Project Planner Krista Mason (951) 955-1722 or email at kmason@rivco.org.

PROPOSED PROJECT

Case Number(s):	TPM37708
Environmental Type:	Exemption
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Krista Mason
Project APN(s):	465-060-004
Continued From:	

John Hildebrand, Planning Director 2/28/2023

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37708 is a Schedule “J” Finance and Conveyance Map for a subdivision of a 56.84 gross acre parcel into 4 parcels ranging in size from 6.78 gross acres to 11.72 gross acres with a remainder parcel of 21.65 acres net. This map is for financing and/or conveyance purposes only and no development is proposed on the site.

The above is hereinafter “the project.”

The project is located North of Stowe Road, east of Winchester Road, south of Stetson Avenue, west of Richmond Road with an address of 27471 Richmond Road, Winchester, CA 92596.

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PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE TENTATIVE PARCEL MAP NO. 37708, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR), Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Estate Density Residential (EDR)
South:	Rural Residential (RR)
West:	Estate Density Residential (EDR)
Existing Zoning Classification:	General Commercial (C-1/C-P)/ One-Family Dwellings (R-1)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Planned Residential (R-4)

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	East: Heavy Agriculture (A-2)
	South: Light Agriculture (A-1)
	West: Light Agriculture (A-1), Rural- Residential (R-R)
<hr/>	
Existing Use:	Commercial, Agriculture
Surrounding Uses	
	North: Vacant
	East: Vacant
	South: Vacant, Agriculture
	West: Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	56.84 Acres	N/A
Existing Building Area (SQFT):	1,572	N/A
Proposed Minimum Lot Size:	6.78 Acres	7,200 SF
Total Proposed Number of Lots:	4 lots and 1 remainder lot	
Map Schedule:	J	

Located Within:

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

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Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – Hemet-Ryan Zone E

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Parcel Map No. 37708 was submitted to the County of Riverside on November 25, 2019. The applicant requests approval for a Schedule "J" Finance and Conveyance Map subdivision of a 56.84 gross acre parcel into 4 parcels ranging in size from 6.78 gross acres to 11.72 gross acres with a remainder parcel of 21.65 acres net. This map is for financing and/or conveyance purposes only and no development is proposed on the site.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15315, Tentative Parcel Map No. 37708 will not result in any new significant environmental impacts. The Tentative Parcel Map is a Schedule "J" map which is for financing or conveyance purposes only, will not result in any physical change, and does not propose any substantial changes which will require an Initial Study according to CEQA.

- a. Tentative Parcel Map No. 37708 is a Schedule 'J' map which is for financing/conveyance purposes only. No physical change will occur.
- b. The map is for a division of four or fewer parcels since the remainder parcel is not counted as part of the subdivision and is in conformance with the General Plan and zoning.
- c. All services and access to the proposed parcels to local standards is available.
- d. This parcel has not been involved in a division of a larger parcel within the last 2 years.
- e. The parcel does not have an average slope greater than 20 percent.

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 Commercial Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR). The Commercial Retail (CR) land use designation allows local and regional

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serving retail and service uses. The Medium Density Residential (MDR) land use designation allows single- family detached and attached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 square feet. The project proposes a map for finance and/or conveyance only and the parcel sizes proposed are consistent with the land use designations. No development is proposed at this time that would propose specific land uses that would directly relate to the generally allowed uses per the land use designations. The purpose of this subdivision for finance and/or conveyance purposes assists in fostering such future development proposals and the subdivision that is proposed would not reasonably limit or restrict any implementation for the land uses that the General Plan designates for this site.

2. The project site has a Zoning Classification of General Commercial (C-1/C-P) and One-Family Dwellings (R-1) which is consistent with the Riverside County General Plan. The proposed Tentative Map is a Schedule 'J' map and will not result in any grading or new construction. No development is proposed to relate to the permitted uses or most of the development standards for each zone. The subdivision is consistent with the minimum lot size development standards for each of the zones. Therefore, the project is consistent with Ordinance 348.
3. The project site is located within the Highway 79 Policy Area, which addresses the transportation infrastructure capacity within the policy area. HVWAP 7.2 which states that Riverside County "require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth." Tentative Tract Map No. 37708 does not propose any new development therefore it would not impact the transportation infrastructure capacity.

Entitlement Findings:

Tentative Parcel Map No. 37708 is a Schedule "J" – Finance and Conveyance Map for a subdivision of one (1) 56.84 gross acre parcel into four (4) parcels ranging in size from 6.78 gross acres to 11.72 gross acres with a remainder parcel of 21.65 acres net. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

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

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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 is for financing and conveyance purposes only and does not propose future development. The site of Tentative Parcel Map No. 37708 is located within General Plan Land Use Designation of Commercial Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR) and is consistent with all applicable requirements of State law and the ordinances of Riverside County.

2. The site of the Tentative Parcel Map No. 37708 is a proposed land division for financing and conveyance purposes only, and does not propose physical development of the site. The proposed subdivision would not directly allow for any grading or development and would not alter the site physically. Therefore, evaluation of physical suitability will be evaluated during future development of the site.
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 since the proposed subdivision does not directly propose any development or any improvements. Any future subdivision impacts will be analyzed pursuant to the requirements of CEQA when a physical subdivision and/or development occurs.
4. The design of the proposed land division 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. Any future subdivision impacts will be analyzed pursuant to the requirements of CEQA when a physical subdivision and/or development occurs. Therefore, the project would not have an impact on noise, local air quality or impact the 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: As indicated in the project conditions of approval, the proposed land division includes the type of

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improvements as required by the Riverside County Land Division Ordinance for a Schedule 'J' Map.

- a. Submission Criteria: The land to be subdivided by the Schedule 'J' Map is not developed and has not been a part of a subdivision within the last 2 years.
 - b. Minimum Requirements: The proposed four (4) parcels with a minimum lot size of 6.78 gross acres exceeds the minimum lot size for the General Commercial (C-1&C-P) zone which has no minimum lot requirement and the minimum lot size for the One-Family Dwelling zone (R-1) of 7,200 square feet. Ultimate development of the site will comply with the development standards of the current approved zone and land use designation.
 - c. Compliance: The proposed Tentative Parcel Map (TPM37708) includes all 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 easements, 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 (TPM37708) is consistent with the minimum lot size allowed by the project site's Zoning Classification of C-1/C-P and R-1 as noted above.
 8. Each sheet of the subdivision map shall clearly provide the following: "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."
 9. 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.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a City Sphere of Influence.

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3. The project site is located within the Hemet-Ryan Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. However, given its location within the AIA and the limited scope of the subdivision for finance/conveyance purposes, ALUC review is not required.
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 nor having a General Plan Amendment or Specific Plan involved in the proposal.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The 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.
 - 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

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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

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

APPEAL INFORMATION

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

ATTACHMENTS

Attachment A – GIS Site Plan
Attachment B – GIS Exhibits

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Attachment C – Advisory Notification Document and Conditions of Approval
Attachment D – Radius Map and Labels



APPROVED
2/27/2023
BY THE PLANNING
DIRECTOR

PINKS

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

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



01/19/23, 11:16 am

TPM37708

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37708. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan Tentative Map No. 37708 {TPM 37708} and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37708 is a Schedule "J" subdivision of one (1) 56.84 parcel into four (4) parcels ranging in size from 6.78 gross acres to 11.72 gross acres and one (1) remainder parcel of 21.65 acres net.

Advisory Notification. 3 AND - 90 Days to Protest

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures

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 map EXHIBIT:

Tentative Map, No. 37708, dated 8/12/22. {TPM}

Advisory Notification. 6 AND - Expiration Date

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Expiration Date (cont.)

thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance

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

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

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

TPMs}

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

4. Mitigation Fee Ordinances

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

Advisory Notification. 8 AND - Fees for Review

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

Advisory Notification. 9 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 TENTATIVE PARCEL MAP NO. 37708 (TPM 37708) or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning TENTATIVE PARCEL MAP NO. 37708 (TPM 37708), 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.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Hold Harmless (cont.)

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.

E Health

E Health. 1 Water/Sewer

This is a financial schedule J map. No building or project is proposed.
 The Department of Environmental Health (DEH) has the following comments to be considered for any future project development:

3. If using a well as a water source, prior to allowing a well for commercial use, it will require Technical, Managerial and Financial (TMF) review that demonstrates that the applicant has the ability, source capacity and water rights to create a new public water system.
4. In order to propose an on-site wastewater treatment system (OWTS)/septic for this project, connection to sewer must not be a viable option. In addition, the project must meet the following requirements:
 - Provide total aggregate domestic waste flows. Project cannot exceed 10,000 gallons per day if proposing an OWTS. Projects that exceed 10,000 gallons per day must connect to sewer or obtain clearance from the Regional Water Quality Control Board (RWQCB) for their sewage disposal system.
 - If it is determined that a project's waste flow can go to an OWTS, a soils percolation report must be provided for review. System must be clearly shown on all exhibits and meet all requirements of the Local Agency Management Program (LAMP) and any other applicable regulations and standards.
5. Any existing wells and/or existing onsite wastewater treatment systems (OWTS) shall be noted on the exhibit. They shall be properly removed and/or destroyed under permit with DEH prior to grading.
6. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire - Advisory (cont.)

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.

ECS conditions will be issued prior to entitlement.

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

Flood

Flood. 1 Flood Haz. Report

1-9-2020

Parcel Map (PM) 37708 is a proposal for a Schedule "J" subdivision of 60-acre site into four parcels ranging in size from 3.26 to 5.32-acre in Winchester area. The project is on the southeast corner of Stetson Avenue and Hwy 79 - Winchester Road. The remainder of the undeveloped parcel will remain vacant. This parcel was previously reviewed under PM 36107.

The entire site is within a FEMA Shaded Zone X per FIRM (2017) 06065C2080H, and Zone AE is located to the west and adjacent to the site. The topography of the site is a mild northwest-to-southeasterly slope. The project site is subject to sheet flow type runoff originating from the northwest. District maintained Winchester MDP Line B (Proj. No. 4-0-00555, Dwg. No. 4-0855) in Winchester Road right-of-way is a concrete trapezoidal channel that provides the site some protection from the flooding. The channel runs under Stetson Avenue as a double box culvert and its outlet structure extends southerly for about 230 ft in Winchester Road right-of-way. The ultimate Winchester MDP Line B will continue southerly in Winchester Road and confluences with District proposed Winchester MDP Line B-2 before ultimately discharging to Hemet Storm Channel. Line B-2 extends into southern portion of PM 37708.

Storm drain facilities are not required for Schedule "J" subdivisions, however the District's Lines B-2 and B can serve as outlets for future development. There is a general lack of drainage infrastructure downstream of the project site. The future development of this property will likely generate an increase in peak flow rates that may adversely impact downstream property owners. Mitigation may be required to offset such impacts. New construction should comply with all applicable ordinances. Natural watercourses should be kept free of buildings and obstructions and grading shall be designed in a manner that maintains the natural drainage patterns of the area.

The future construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase, shall be required prior to the issuance of permits for each parcel.

It should be noted that the site is located within the bounds of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fee for this ADP is \$131 per acre, the fee due will be based on

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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

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

Planning-CUL

Planning-CUL. 1 Human Remains

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

Planning-CUL. 2 Unanticipated Resources

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

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

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

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

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

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

Transportation

Transportation. 1 Gen - Custom

- All corner cutbacks shall be applied per Standard 805, Ordinance 461.

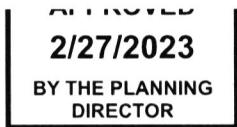
ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Gen - Custom (cont.)

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



PINKS

Plan: TPM37708

Parcel: 465060004

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 Hemet 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."

Planning

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

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

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

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

050 - Planning. 3 Map - Fee Status 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 Map - 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 and Conditions of Approval for Separate Land Use Entitlements or Tentative Maps or Use Permits Approved for this Land."

050 - Planning. 5 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.

Plan: TPM37708

Parcel: 465060004

50. Prior To Map Recordation

Survey

050 - Survey. 1 FINAL MAP REQUIREMENT 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.
- The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 RIGHT OF WAY DEDICATION Not Satisfied

Sufficient public street right of way along SH-79 Winchester Road (project boundary – fronting parcel 1 & 3) shall be convey for public use to provide for a 59' to 76-foot half width dedicated right of way per County Standard No. 93, page (1 of 2) and (2 of 2), Ordinance 461. Access restricted to be shown the map along the SH-79 Winchester Road right of way dedication.

Sufficient public street right of way along Stetson Road (project boundary) shall be convey for public use to provide for a 33' foot half width dedicated right of way per County Standard No. 104, Section A, Ordinance 461.

Sufficient public street right of way at the intersection of Stetson Road and SH-79 Winchester Road (project boundary) shall be convey for public use to provide corner cut back dedicated right of way per County Standard No. 805, Ordinance 461.

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

Plan: TPM37708

Parcel: 465060004

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 ADP Fee - Map (cont.) Not Satisfied

Parcel Map 37708 is located within the boundaries of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 Gen - Agency Clearance- ECS Constraint- Phase I Envir Not Satisfied

*Prior to Grading Permit Final Issuance, the permittee shall submit a clearance letter from Environmental Health to the Planning Department verifying compliance with a submittal of a Phase I Environmental Site Assessment.

060 - Planning. 2 Gen - 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 any applicable entitlement for the applicable area since the purpose of TPM37708 is for finance/conveyance purposes only and not for development.

Planning-CUL

060 - Planning-CUL. 1 Historic Structure Recordation and Evaluation Not Satisfied

Prior to a grading permit being issued, A historic structure recordation and evaluation must be prepared by a County approved professional Historian currently listed on the County's Cultural Resources Consultant List posted on the TLMA – Planning website: http://rctlma.org/planning/content/devproc/consult_lists/culture_consult_list.pdf This shall include but not be limited to the following: building permit information, photos of the structure(s), documentation of the age of the structure(s), appropriate DPR records prepared and any pertinent information on the past occupancy and use of the structure(s) shall be submitted to the County Archaeologist for review and consideration.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Prior to Grade-MSHCP Review Not Satisfied

Prior to a grading permit being issued, any public hearing or entitlement approval on this property, a Consistency Analysis Document must be submitted to EPD and must be conducted by a qualified biologist holding an MOU with Riverside County. This report must address current site conditions and show that the project is consistent with Riverside County's MSHCP. This will cover Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 among other information.

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

Plan: TPM37708

Parcel: 465060004

60. Prior To Grading Permit Issuance

Planning-PAL

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

Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.

2. Description of the proposed site and planned grading operations.

3. Description of the level of monitoring required for all earth-moving activities in the project area.

4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

9. Procedures and protocol for collecting and processing of samples and specimens.

10. Fossil identification and curation procedures to be employed.

11. Identification of the permanent repository to receive any recovered fossil material.

*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

12. All pertinent exhibits, maps and references.

13. Procedures for reporting of findings.

14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be

Plan: TPM37708

Parcel: 465060004

60. Prior To Grading Permit Issuance

Planning-PAL

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1	NO BUILDING PERMIT W/O GRADING PERMIT	Not Satisfied
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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
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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 Compaction 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 to stabilize the site 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.

Flood

080 - Flood. 1	ADP Fee - Map	Not Satisfied
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Parcel Map 37708 is located within the boundaries of the Salt Creek Channel - Winchester/North Hemet 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	Gen - Building Permit Referral	Not Satisfied
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This subdivision is for finance and conveyance purposes only. This subdivision and the

Plan: TPM37708

Parcel: 465060004

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Gen - Building Permit Referral (cont.) Not Satisfied
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 any applicable entitlement for the applicable area since the purpose of TPM37708 is for finance/conveyance purposes only and not for development.

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.

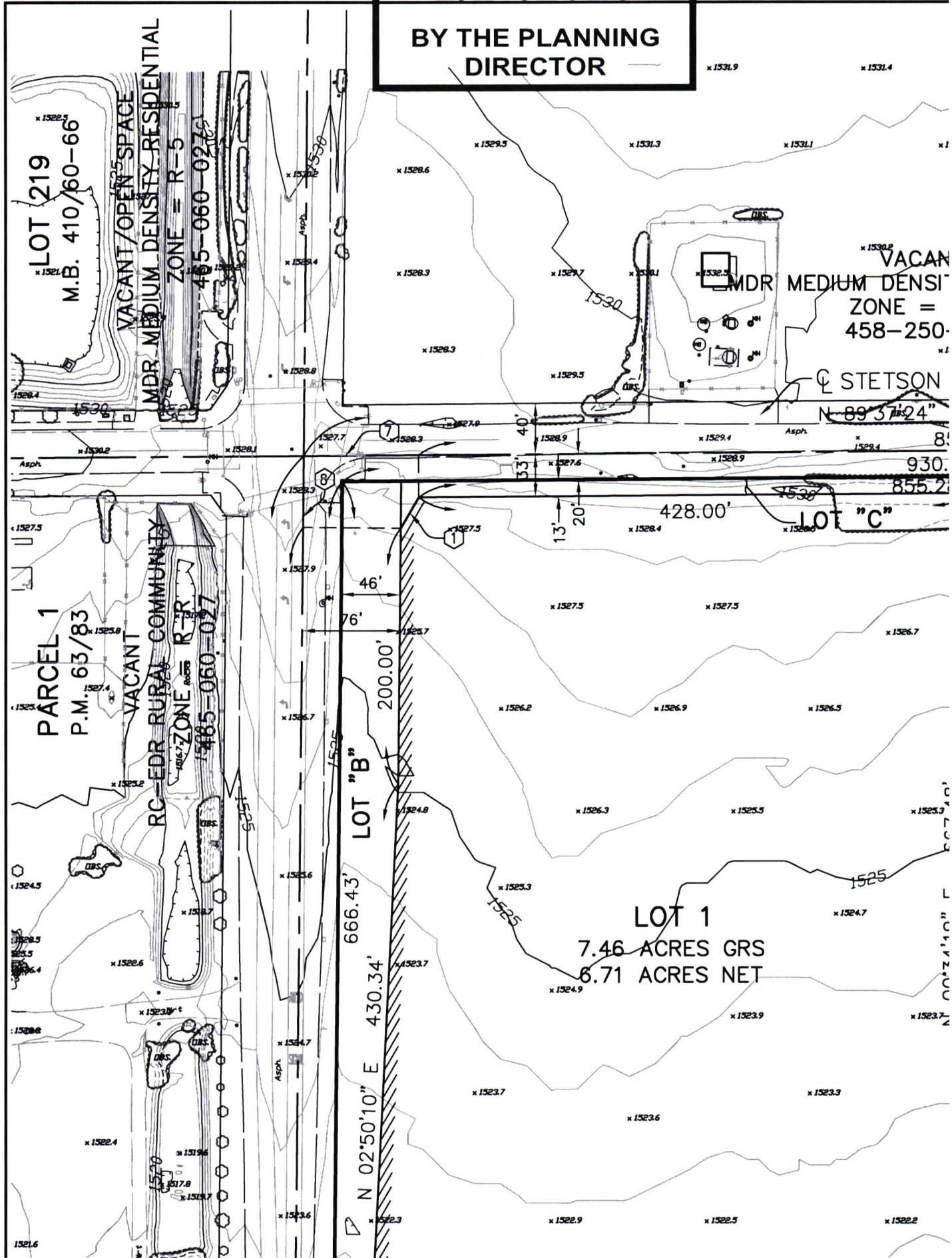
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

APPROVED

2/27/2023

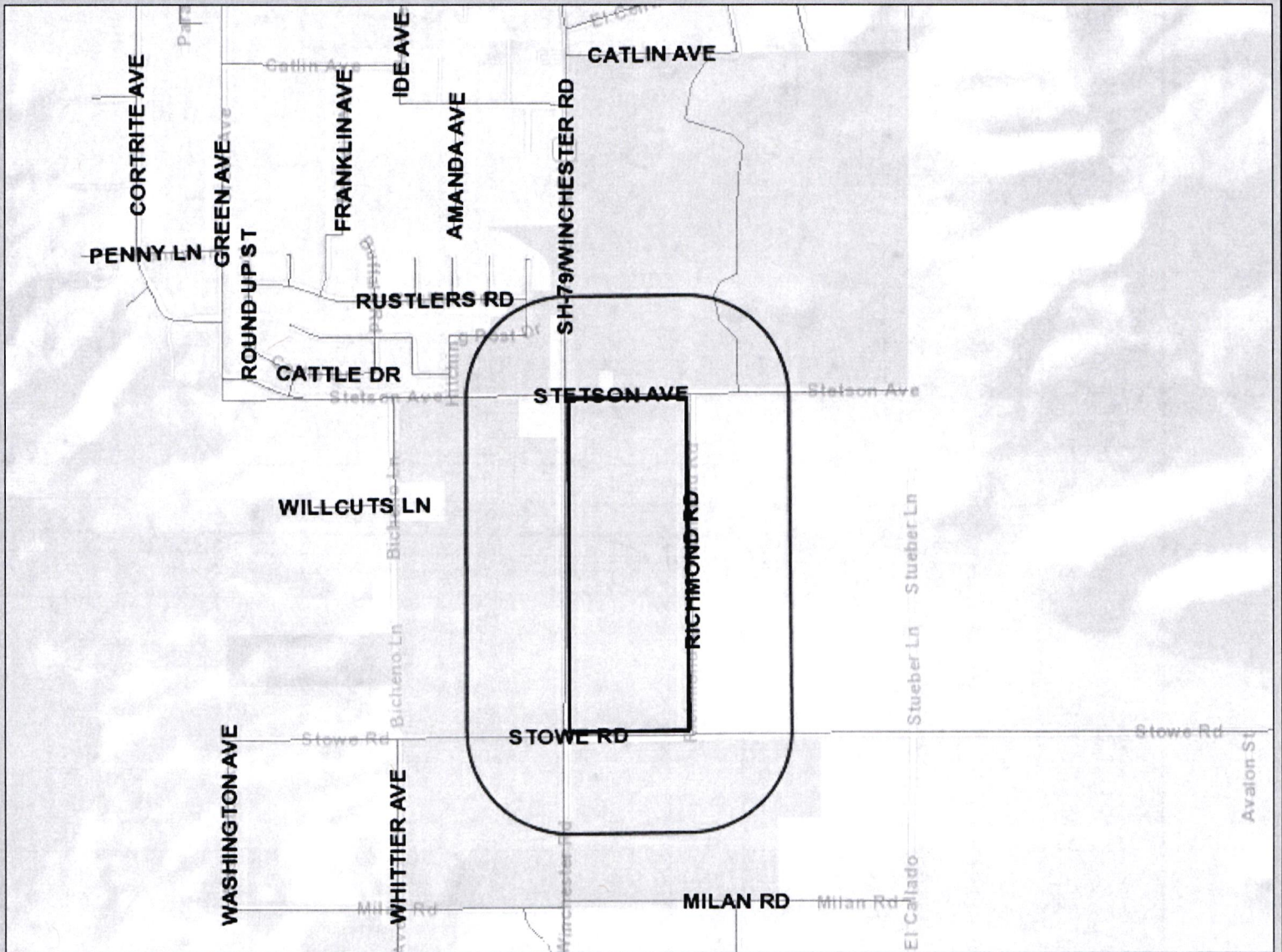
PINKS

BY THE PLANNING
DIRECTOR



Riverside County GIS Mailing Labels

TPM37708
(800ft buffer)



Legend

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

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 1/10/2023 12:14:57 PM

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458372012
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458372013
MARSHALL BOEHLE
33452 HITCHING POST DR
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458340001
ROCIO MUNOZ
26906 WILDERNESS DR
HEMET CA 92545

458340002
ARTHUR VEGA
26892 WILDERNESS DR
HEMET CA 92545

458341001
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465290003
KELLY DONNELLY
33686 MILAN RD
HEMET CA 92545

465060004
JOSEPH WILLIAM RHEINGANS
PO BOX 99
WINCHESTER CA 92596

465060016
DAVID PRIETO
27100 BICHENO LN
HEMET CA 92545

465060033
WINCHESTER OASIS
12671 HIGH BLUFF DR STE 150
SAN DIEGO CA 92130

465290004
CAROL QUIJANDRIA
PO BOX 501
WINCHESTER CA 92596

465300002
NEVENKA V. ZIROVICH
5411 SHERBOURNE DR
LOS ANGELES CA 90056

465290001
MELINDA SIWEK
33562 MILAN RD
WINCHESTER CA 92596

465290012
ALFREDO YEN WICO
51 15168 66A AVE
SURREY BC CANADA

APPROVED

2/27/2023

BY THE PLANNING
DIRECTOR

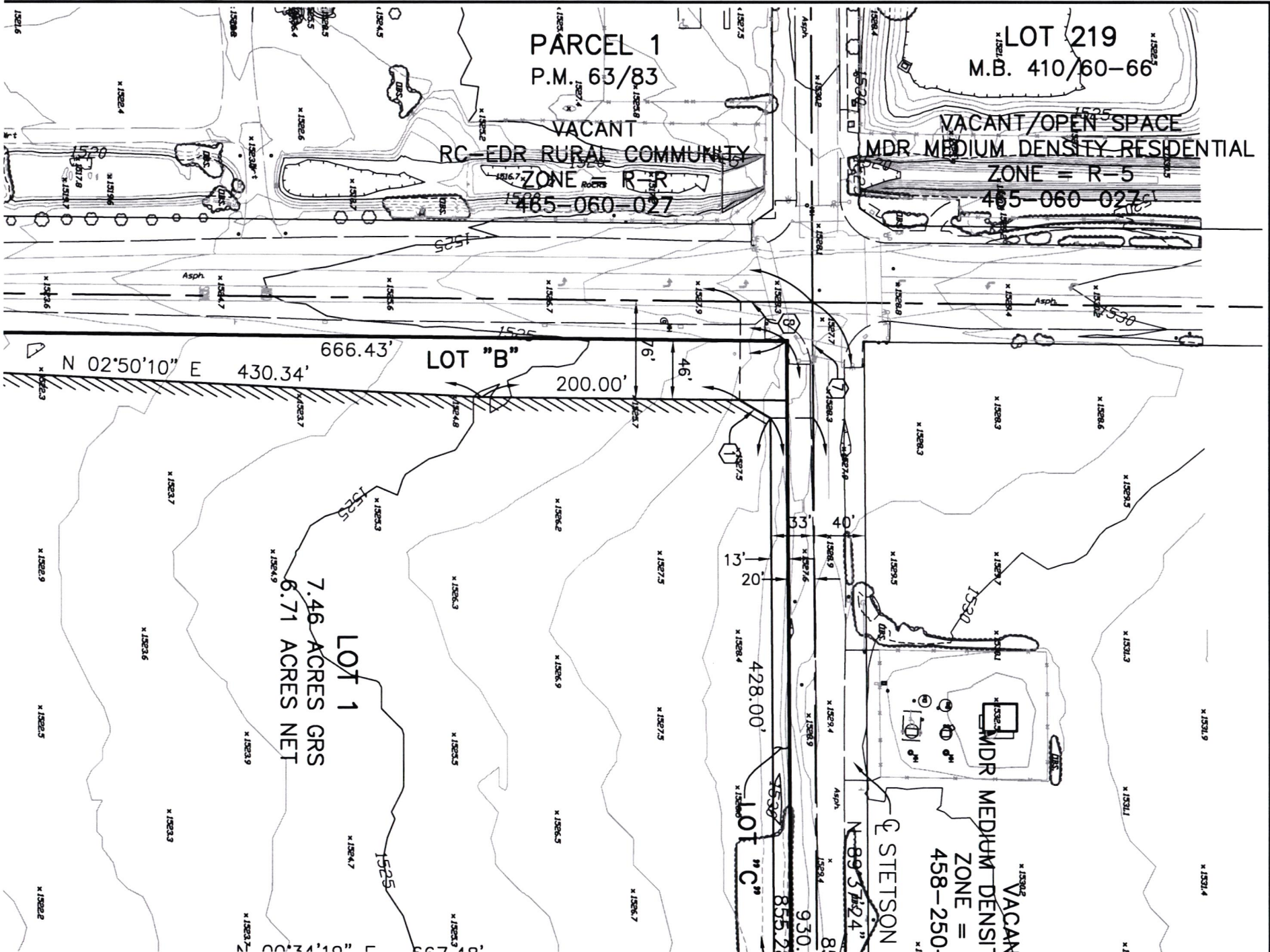
PINKS

465290002
JOSE DIAZ RAZO
33624 MILAN RD
HEMET CA 92545

465290013
DARREN FRICKER
18950 SANTA MARIANA ST
FOUNTAIN VALLEY CA 92708

465060028
GLAVADANOVIC STEPHEN W TRUST 4/6/21
31062 CASA GRANDE DR
SAN JUAN CAPISTRANO CA 92675

465060035
ROSE MARIE CLARK
PO BOX 807
WINCHESTER CA 92596



PARCEL 1
P.M. 63/83

LOT 219
M.B. 410/60-66

VACANT
RC-EDR RURAL COMMUNITY
ZONE = R-R
465-060-027

VACANT/OPEN SPACE
MDR MEDIUM DENSITY RESIDENTIAL
ZONE = R-5
465-060-027

N 02°50'10" E 430.34'
666.43'

LOT "B"

200.00'

LOT 1
7.46 ACRES GRS
6.71 ACRES NET

VACANT
MDR MEDIUM DENSITY
ZONE =
458-250

STETSON

LOT "C"

428.00'

930.0'

855.2'

13'

20'

33'

40'

76'

46'

