

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



ITEM: 1.5
(ID # 22696)

MEETING DATE:
Tuesday, August 29, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 37919 – CEQA Exempt per Section 15315 & Section 15061(b)(3) – Applicant: Martin Lopez – Engineer/Representative: Inland Valley Surveying, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD:MDR) – Location: North of Ellis Avenue, East of Antelope Road, South of Santa Rosa Avenue, and West of Pico Avenue – 5.00 Gross Acres – Zoning: Rural-Residential (R-R) – REQUEST: Tentative Parcel Map No. 37919 is a proposal for a Schedule “H” subdivision of one lot comprising five gross acres into four parcels ranging in size from one to two acres. There is no grading or construction proposed for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be reviewed for consistency with the standards and uses allowed for the lots’ land use designation and zone classification. APN: 309-360-022. District 5. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Director’s Notice of Decision for the above referenced case acted on by Administrative Approval on July 18, 2023 since no request for public hearing was made prior to the closure of the 10-day optional hearing notice.

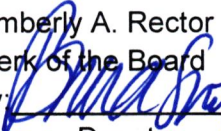
ACTION:Consent


John Hildebrand, Planning Director 8/2/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: August 29, 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:

Tentative Parcel Map No. 37919 (TPM37919) is a proposal for a Schedule “H” subdivision of one lot comprising five gross acres into four parcels ranging in size from one to two acres. The subject site is currently developed with a 1,536 square-foot single-family residential dwelling that will remain on resulting Parcel 2 of the subdivision, and a 1,440 square-foot mobile second unit (as defined in Section 19.802 of Ordinance No. 348) that will remain on resulting Parcel 1 of the subdivision. There is no grading or construction proposed for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be reviewed for consistency with the standards and uses allowed for the lots’ land use designation and zone classification.

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

The Project site is within the Lakeview/Nuevo Area Plan and the Nuevo Area Zoning District, north of Ellis Avenue, east of Antelope Road, south of Santa Rosa Avenue, and west of Pico Avenue.

Planning Director’s Decision

The Planning Director approved the Tentative Parcel Map administratively on July 18, 2023, since no request for public hearing was made prior to the closure of the 10-day optional hearing notice.

Board Action

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

Impact on Citizens and Businesses

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Article 19, Section 15315 Class 15, Minor Land

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Divisions) and Section 15061(b)(3) (Common Sense Exemption), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply.

Additional Fiscal Information

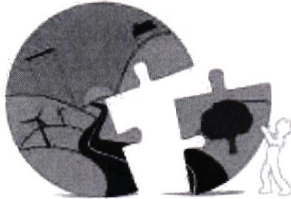
All fees are paid by the applicant, there is no General Fund obligation.

ATTACHMENTS:

- A. Staff Report Package**
- B. Tentative Parcel Map No. 37919**



Jason Farin, Principal Management Analyst 8/23/2023



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

July 26, 2023

RE: TENTATIVE PARCEL MAP NO. 37919

From: Kathleen Mitchell – Project Planner
Evan Langan – Principal Planner

To: John Hildebrand, Planning Director

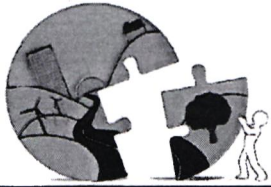
Tentative Parcel Map No. 37919 is a proposal for a Schedule “H” subdivision of one lot comprising five gross acres into four parcels ranging in size from one to two acres. The subject site is currently developed with a 1,536 square-foot single-family residential dwelling that will remain on resulting Parcel 2 of the subdivision, and a 1,440 square-foot mobile second unit (as defined in Section 19.802 of Ordinance No. 348) that will remain on resulting Parcel 1 of the subdivision. There is no grading or construction proposed for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be reviewed for consistency with the standards and uses allowed for the lots’ land use designation and zone classification.

On July 7, 2023, property owners within a 600-foot radius of the project site were provided a project notice. Legal advertisement was also published in the Press-Enterprise on July 7, 2023. The notice informed recipients of the proposed Tentative Parcel Map and provided instructions for anyone wishing to comment or to request a public hearing on the project. On July 18, 2023, this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department. Therefore, staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director

Kathleen Mitchell, Urban Regional Planner III



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Optional Hearing Request: July 7 – July 18, 2023

PROPOSED PROJECT

Case Number(s):	TPM37919	Applicant(s):	
Environmental:	Exempt	Representative(s):	
Area Plan:	Lakeview/Nuevo		
Zoning Area/District:	Nuevo Area		Inland Valley Surveying, c/o Miguel Villasenor
Supervisory District:	Fifth District		
Project Planner:	Kathleen Mitchell		
Project APN(s):	309-360-022		

John Hildebrand

 John Hildebrand
 Planning Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37919 is a proposal for a Schedule “H” subdivision of one lot comprising five gross acres into four parcels ranging in size from one to two acres. The subject site is currently developed with a 1,536 square-foot single-family residential dwelling that will remain on resulting Parcel 2 of the subdivision, and a 1,440 square-foot mobile second unit (as defined in Section 19.802 of Ordinance No. 348) that will remain on resulting Parcel 1 of the subdivision. There is no grading or construction proposed for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be reviewed for consistency with the standards and uses allowed for the lots’ land use designation and zone classification.

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

The Project site is within the Lakeview/Nuevo Area Plan and the Nuevo Area Zoning District, north of Ellis Avenue, east of Antelope Road, south of Santa Rosa Avenue, and west of Pico Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37919, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	MDR
South:	MDR
West:	MDR
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	R-R
South:	R-R
West:	Planned Residential (R-4)
Existing Use:	Residential
Surrounding Uses	
North:	Residential
East:	Residential
South:	Vacant
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5 acres	N/A
Proposed Minimum Lot Size:	1 acre	1/2 acre
Total Proposed Number of Lots:	4 lots	N/A
Map Schedule:	Schedule "H"	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone D

PROJECT LOCATION MAP



Figure 1: Project Location Map (Project Site Outlined in **Bold**)

PROJECT BACKGROUND AND ANALYSIS

On October 26, 2020, the applicant, Martin Lopez, and their representative, Inland Valley Surveying Inc., submitted Tentative Parcel Map No. 37919 (TPM37919) for a proposed Schedule "H" subdivision of one lot comprising five acres into four parcels ranging in size from one to two acres.

Schedule "H" Subdivision

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

General Plan Consistency

Pursuant to the County's adopted General Plan (and implementing Lakeview/Nuevo Area Plan), the Project site has a Foundation Component designation of Community Development (CD) and a Land Use of Medium Density Residential (MDR). The MDR designation provides for the development of conventional (residential) single-family dwellings and subdivisions within a density range of two to five dwelling units per acre, with typical lot size of 5,500 to 20,000 square feet. The Project is consistent with standards as it proposes lot sizes from one to two gross acres in area, exceeding the minimums set by the MDR designation. Additional information regarding project compliance with policies and standards of the General Plan are enumerated in the "Land Use Findings" below.

Zoning Consistency

Pursuant to County records, the Project site has a zoning classification of Rural Residential (R-R), which is inconsistent with the Medium Density Residential (MDR) land use since the R-R zone stipulates a minimum lot size of half an acre and the MDR land use allows for 2 to 5 dwelling units per an acre. However, per Section §65589.5 (j)(4) of the California Government Code (the "Housing Accountability Act"), a proposed housing development project is not considered inconsistent with applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective General Plan standards and criteria. It further states that the local agency may subsequently require the project to comply with the objective standards and criteria of a zone determined to be consistent with the General Plan to the end of facilitating development at the density proposed by the housing development project. Since the proposed subdivision would result in four lots that have a gross acreage that complies with minimum lot size and allowable density, a change of zone is not required. The R-1 (One-Family Dwellings) Zone has been determined to be consistent with the property's MDR Land Use and will be utilized as the standard for development. As proposed and conditioned, the subject Project complies with the Land Use designation and applicable standards identified in Section 6.2 (R-1) of Ordinance No. 348, as further discussed in the Development Standards section below.

Current Site Characteristics

The subject site is currently improved with a 1,536 square foot single-family residential home, permitted under BMR1901101, that will remain on resulting Parcel 2 of the subdivision. The site is also improved with a 1,440 square foot mobile second unit, permitted under BMR1901103, that will remain on resulting Parcel 1 of the subdivision. There is no grading or construction proposed within the current Project's scope for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel

basis and will be consistent with the standards and uses allowed per the land use designation and zone classification.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

The subdivision would result in four parcels that would, as proposed, be in compliance with the land use designation of MDR as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the applicable zoning classification of R-1. There is no proposed development or grading with this Project, no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

Regarding the location being within an "urban" area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets this criterion by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urban". Utilizing the U.S. Bureau Census TIGERweb Decennial mapping system, it has been determined that the subject site is designated as an "urban" area. In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not lead to cumulative impacts that overtime would be significant since the proposed subdivision results in parcels that are within the anticipated growth of the area. Therefore, the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, and all future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. The Project's proposed residential subdivision does not qualify as an unusual circumstance since the residential land use and zoning classification allow this subdivision pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. The Project is not located adjacent to a road that is designated as a State Scenic, eligible State Scenic, or County Eligible Scenic Highway. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

The Project has also been determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Commonsense Exemption). The Commonsense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project is for the division of land only, so it does not propose grading or construction on-site; however, it has been conditioned for review by all necessary County Departments when grading and construction is to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. In addition, the proposed subdivision is consistent with both the existing land use of MDR and the applicable zone classification of R-1. Therefore, the resulting parcels would remain in compliance with the standards and vision of the General Plan and Ordinance

No. 348. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19, Section 15315 Class 15 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption). Therefore, the Project, as proposed, is exempt.

FINDINGS AND CONCLUSIONS

Land Use Findings

1. The Project site has a General Plan Foundational Component of Community Development (CD) and a Land Use Designation of Medium Density Residential (MDR), allowing for the construction of single-family detached dwellings at a density range of two to five units per an acre on lots ranging in size from 5,500 to 20,000 square feet. The Project is consistent with this designation as it is a residential subdivision proposing lots sized at one to two acres, exceeding the minimum size requirement set by the property's MDR Land Use. Therefore, the Project would meet the requirement that land uses compatibly develop in accordance with the General Plan (LU 7.1) and the land use designation set by the Lakeview/Nuevo Area Plan. In addition, the proposed map has been reviewed and/or conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 28.1 – LU 28.12). For example, these parcels will remain residential in use in an area appropriately designated by the General Plan to accommodate the development of single-family residential units (LU 28.1), while also providing greater accessibility to a variety of housing and densities that meet the needs of a range of lifestyles, physical abilities, and income levels (LU 28.4). For these reasons, and those additionally discussed in the findings below, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.
2. Pursuant to County records, the Project site has a zoning classification of Rural Residential (R-R), which is inconsistent with the Medium Density Residential (MDR) land use since the R-R zone stipulates a minimum lot size of half an acre and the MDR land use allows for 2 to 5 dwelling units per an acre. However, per Section §65589.5 (j)(4) of the California Government Code (the "Housing Accountability Act"), a proposed housing development project is not considered inconsistent with applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective General Plan standards and criteria. It further states that the local agency may subsequently require the project to comply with the objective standards and criteria of a zone determined to be consistent with the General Plan to the end of facilitating development at the density proposed by the housing development project. Since the proposed subdivision would result in four lots that have a gross acreage that complies with minimum lot size and allowable density, a change of zone is not required. The R-1 (One-Family Dwellings) Zone has been determined to be consistent with the property's MDR Land Use and will be utilized as the standard for development. As proposed and conditioned, the subject Project complies with the Land Use designation and applicable standards identified in Section 6.2 (R-1) of Ordinance No. 348, as further discussed in the Development Standards section below.
3. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use. The subject site is bordered by residential properties that similarly have land use designations of MDR and are improved with single family residential homes. Since the Project

seeks to create a subdivision resulting in four parcels that will be utilized for residential purposes, the Project, as proposed, would be consistent with the land use pattern in the Project area.

4. Limited agriculture and animal keeping is permitted; however, intensive animal keeping is discouraged. The subject site is not being utilized for any of these uses currently, and no such uses are proposed with this Project. The property is currently improved with a single-family residence, which is not permitted or currently being used for animal keeping purposes. There are no active code violations in relation to intensive animal keeping, and no intensive animal keeping uses have been observed on the property. The resulting parcels would continue to be subject to comply with these standards per the Land Use designation. Any violation would be subject to review and enforcement as determined by the County Code Enforcement Department.

Entitlement Findings

Pursuant to Ordinance No. 460, the following findings are required to approve a Tentative Parcel Map:

1. The Project site has a General Plan Foundational Component of Community Development (CD) and a Land Use Designation of Medium Density Residential (MDR), allowing for the construction of single-family detached dwellings at a density range of two to five units per an acre on lots ranging in size from 5,500 to 20,000 square feet. The Project is consistent with this designation as it is a residential subdivision proposing lots sized at one to two acres, exceeding the minimum size requirement set by the property's MDR Land Use. Therefore, the Project would meet the requirement that land uses compatibly develop in accordance with the General Plan (LU 7.1) and the land use designation set by the Lakeview/Nuevo Area Plan. In addition, the proposed map has been reviewed and/or conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 28.1 – LU 28.12). For example, these parcels will remain residential in use in an area appropriately designated by the General Plan to accommodate the development of single-family residential units (LU 28.1), while also providing greater accessibility to a variety of housing and densities that meet the needs of a range of lifestyles, physical abilities, and income levels (LU 28.4). For these reasons, and those additionally discussed in the findings below, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.
2. *The site of the proposed land division is physically suitable for the type of development and density proposed of the development* in that the proposed subdivision would comply with the density and development standards of the MDR land use and the R-1 Zoning Classification (including lot size, setback requirements, and building unit density), and is therefore consistent.
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* in that the subject site is not mapped as conservation area, nor adjacent to or within an identified habitat area, and proposes a division of land only, with (no grading or new structures), and therefore would not result in damage to fish, wildlife or designated habitats. Should development be proposed in the future, a condition has been included herein to require additional review to determine the potential for adverse impacts to the environment and ultimately, appropriate design or mitigation.
4. *The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.* The Project is proposing a subdivision that implements the designated land use and zoning set forth by the General Plan for development of the site), and, therefore, that results in parcels that are within the anticipated growth of the area. Since the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, the quality of living of the surrounding residents would align closely with what they currently experience.

Additionally, there would not be a drastic increase in the volume of traffic in the neighborhood as a result of the Project. Thus, it would be unlikely that the air quality and vehicular access would change or be significantly impacted. Finally, all development projects are reviewed by a Development Advisory Committee made up of various departments within the County (i.e. Transportation, Fire, Environmental Health, Biology, Cultural, Grading). These departments provide comments and corrections until they have found that their standards have been met, at which point conditions of approval are added to the project. These conditions are to be addressed prior to grading permit issuance and final, and prior to building permit issuance and final, thus ensuring that the Project does not adversely impact public health, safety, and general welfare. Therefore, no foreseeable public health problems would be caused from approval of the Project.

5. *As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.* The minimum improvements for a Schedule "H" parcel map division shall be as follows:

- a. **Streets & Street Improvement Plans.** The Project has been conditioned by the Transportation Department regarding the streets, improvements, and parcel access. Any easement not owned by a public utility, public entity, or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map. Additional conditions of approval have been added as needed to require street improvements, improvement plans, and/or road dedications that are in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461).
- b. **Other Improvements.** Domestic water, electrical, and communications purveyors have been determined to be available to the subject site, as listed under the "Utility Purveyors" heading of the tentative map. These suppliers were reviewed and confirmed through will-serve letters to the County Departments overseeing these various utilities, and the Project has been conditioned (50 - E Health. 2; 80 - E Health. 1) for final confirmation of onsite utilities prior to map recordation and prior to occupancy of any residential structures to be placed on the subdivided lots.

In addition, the minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787. 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 No. 787, and Riverside County Fire Department Standards. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance No. 787 and Riverside County Fire Department Standards. Plans will be submitted to the Fire Department for review and approval prior to building permit issuance if future development is proposed on the subject site. These conditions of approval have been applied to the Project; therefore, this standard has been met.

- c. **Sewage Disposal.** The County of Riverside Department of Environmental Health Department has conditioned the Project to provide on-site waste plans to ensure proper septic tank sizing, as well as a percolation report, to verify the availability of on-site sewage disposal prior to construction of any residential structures to be placed on the subdivided lots (80 - E Health. 1; 90 - E Health. 1). Therefore, this standard has been met.
- d. **Agricultural Lands.** The subject site is not located within an agricultural preserve nor zoned with an agricultural zoning classification, and therefore not identified in the General Plan as

"important" farmland. As such, the Project is not exempt from all improvement requirements specified within this section.

- e. **Exceptions.** The subject site is not located within a County Service Area, so the exceptions granted to any parcel map division located in its entirety within a community services district would not be applicable.
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* in that the subject project proposes the subdivision of one legal lot which does not presently contain dedicated easements for access through or use of land, and therefore implementation of the proposed scope of work (including specifically, the design of the proposed subdivision or type of improvements) would not result in conflicts
7. *The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification.* In accordance with requirements of the California Housing Accountability Act, Section 65589.5 (j)(4), the proposed subdivision would be subject to the standards of the R-1 (One Family) Zone, requiring a minimum lot size of 7,200 square feet. The proposed subdivided lots are, at a minimum, one acre in size, compliant with the standard.

Development Standards Findings

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

1. **Height.** *Building height shall not exceed three stories, with a maximum height of 40 feet.* The Project does not propose new development as it is for the division of land only. As such, the Project has been conditioned to meet this standard when future development is to be proposed on the remaining parcels (AND Planning. 7 & 080 – Planning. 1). Therefore, the Project is in compliance.
2. **Lot Area.** *Lot area shall be not less than 7,200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.* The proposed subdivided lots are, at a minimum, 1 acre in size, and up to 2 acres in size, which exceeds the 7,200 square foot minimum. Therefore, the Project would be in compliance.
3. **Lot Width.** *The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.* The resulting subdivided parcels are each a minimum of 132 feet in width and 329 feet in depth, which meets the standard set by the zone. Therefore, the Project would be in compliance.
4. **Lot Frontage.** *The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.* The resulting subdivided parcels have a minimum frontage of 132 feet which exceed the minimum standard set by the zone. Therefore, the Project would be in compliance.
5. **Yard Requirements.** Minimum yard requirements are as follows:
 - a. *The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.* The existing and proposed residential structures on the parcels are, at a minimum,

53 feet from the front property line. The Project has also been conditioned to meet this standard (AND Planning. 7 & 080 – Planning. 1).

- b. *Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event and need not exceed a width of five feet.* The existing and proposed residential structures on the parcels are, at a minimum, 29 feet from the side property lines. The Project has also been conditioned to meet this standard (AND Planning. 7 & 080 – Planning. 1).
 - c. *The rear yard shall not be less than ten feet.* The existing and proposed residential structures on the parcels are, at a minimum, 215 feet from the front property line. The Project has also been conditioned to meet this standard (AND Planning. 7 & 080 – Planning. 1).
 - d. *No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19. of this Ordinance.* There are no structural encroachments in the front side, or rear yard on the existing or proposed residential structures. The Project has also been conditioned to meet this standard (AND Planning. 7 & 080 – Planning. 1).
6. **Automobile Storage.** *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* The existing single-family residence and second unit, but to remain on-site, have a 60-foot and 53-foot driveway, respectively, that can be utilized for automobile storage. This meets the minimum standard that 2 parking spaces be available for each single-family residential unit. The Project does not currently propose any new development as it is for the division of land only. As such, the Project has been conditioned to meet this standard when future development is to be proposed on the remaining parcels (AND Planning. 7 & 080 – Planning. 1). Therefore, the Project is in compliance.
7. **Lot Coverage:** *In no case shall more than 50% of any lot be covered by dwelling.* The existing structures would cover approximately 3% of their respective subdivided parcels. The Project does not currently propose any new development as it is for the division of land only. As such, the Project has been conditioned to meet this standard when future development is to be proposed on the remaining parcels (AND Planning. 7 & 080 – Planning. 1).

Other Findings

1. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, nor a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan
2. The Project site is not located within a City Sphere of Influence.
3. The Project site is located within the March Air Reserve Base Airport Influence Area (AIA) boundary and is therefore subject to the Airport Land Use Commission (ALUC) review. The ALUC found the Project to be consistent with the March Air Reserve Land Use Compatibility Plan, subject to the application of recommended conditions of approval. These conditions have been added to the Project (AND - Planning. 1); therefore, it is consistent with the AIA.
4. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, and accordingly future development has been conditioned for compliance with all lighting standards specified within Ordinance No. 655.

5. The Project site is located within, or partially within, the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

1. The Project site is not located within a Cal Fire State Responsibility Area, and it is not located within a fire hazard severity zone.

Conclusion

For the reasons discussed above, the proposed Project conforms to all the requirements of the General Plan, applicable requirements of State law, and the ordinances of Riverside County, and therefore 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 indicating either support or 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 mailing of the Planning Director's decision.



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



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

06/29/23, 8:36 am

TPM37919

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37919. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TENTATIVE PARCEL MAP NO. 37919 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. 37919, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless (cont.)

Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map No. 37919 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37919 is a proposal for a Schedule "H" subdivision of one lot comprising five gross acres into four parcels ranging in size from one to two acres. The subject site is currently developed with a 1,536 square-foot single-family residential dwelling that will remain on resulting Parcel 2 of the subdivision, and a 1,440 square-foot mobile second unit (as defined in Section 19.802 of Ordinance No. 348) that will remain on resulting Parcel 1 of the subdivision. There is no grading or construction proposed for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be reviewed for consistency with the standards and uses allowed for the lots' land use designation and zone classification.

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

The Project site is within the Lakeview/Nuevo Area Plan and the Nuevo Area Zoning District, north of Ellis Avenue, east of Antelope Road, south of Santa Rosa Avenue, and west of Pico Avenue.

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 5 AND - Exhibits

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

APPROVED EXHIBIT A: Tentative Parcel Map No. 37919, dated June 17, 2020

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

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

- National Pollutant Discharge Elimination System (NPDES)
- Clean Water Act

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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
 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 927 (Regulating Short Term Rentals)
 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 DEH - ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site

ADVISORY NOTIFICATION DOCUMENT

E Health

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

conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

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

E Health. 2 DEH - PROJECT SUMMARY

TPM37919 is a Schedule H map to subdivide a 5-acre parcel into 4, half acre developable lots. The project is proposing to connect to EMWD for potable water source and to connect to an Onsite Wastewater Treatment System/OWTS/septic system for sewage disposal method.

Flood

Flood. 1 Flood Haz. Report

12/3/2020

Tentative Parcel Map (PM) 37919 is a proposal for a Schedule H subdivision of 5 acres into four residential lots in the Nuevo Area with minimum lot size of 1 acre. The site is located on the southeast of Roan Ranch Rd and Antelope Rd.

There is a hilly area located approximately 1 mile to the east of the project site. The topography of the area is a mild east-to-westerly slope. The site is subject to sheet flow from the east. Per FIRM Map Panels (2008) 06065C1445H, the parcel is located in a FEMA Zone Unshaded X. In major storms, the flows could cause damage. Currently, no existing or proposed District facility upstream of the site to alleviate the flood hazard. This project will not be associated with any existing or proposed District maintained facilities, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

The submitted exhibit does not include any proposed drainage facility or proposed grading. Flood protection facility may be considered to protect the site from potential flood hazard. The facilities should be designed to outlet flows returned to their natural state before exiting the property. New construction should comply with all applicable ordinances. The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points and outlet conditions. The watercourse shall not be obstructed nor be concentrated to adversely impact adjacent property.

If the development of this property would increase downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impacts.

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.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

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

Planning

Planning. 1 ALUC Conditions

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

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

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

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

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Hazards to flight.

-- The attached notice shall be provided to all potential purchasers, lessees, and/or tenants of the property.

-- Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

-- Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 ALUC Conditions (cont.)

ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

-- A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This storm water basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

-- March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

Planning. 2 Planning - MAP - 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 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. 3 Planning - MAP - EXPIRATION DATE

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

Planning. 4 Planning - MAP - FEES FOR REVIEW

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

Planning. 5 Planning - MAP - MAP ACT COMPLIANCE

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

Planning. 6 Planning - MAP - OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

Planning - MAP - OFF-HIGHWAY VEHICLE USE (cont.)

shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Planning. 7

Planning - MAP - ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the One Family Dwellings (R-1) Zone of Ordinance No. 348. The Development Standards are as follows:

A. Building height shall not exceed three stories, with a maximum height of 40 feet

B. Lot area shall be not less than 7,200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.

D. The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

E. Minimum yard requirements are as follows:

1. The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

2. Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

3. The rear yard shall not be less than ten feet.

4. No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19. of this Ordinance.

F. Automobile storage space shall be provided as required by Section 18.12. of this ordinance.

G. Lot Coverage: In no case shall more than 50% of any lot be covered by dwelling

ADVISORY NOTIFICATION DOCUMENT

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 RCTD - STANDARD INTRODUCTION

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

2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

3. The Project shall install street name sign in accordance with County Standard No. 816 and as directed by the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - STANDARD INTRODUCTION (cont.)

- 4. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.
- 5. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- 6. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- 7. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Waste Resources

Waste Resources. 1 Gen - Custom

- 1) Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Plan: TPM37919

Parcel: 309360022

50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH - PRIOR TO MAP RECORDATION Not Satisfied

Prior to map recordation, the Department of Environmental Health (DEH) Environmental Cleanup Program (ECP) will review this project to determine if environmental assessment is needed. If it is determined that environmental assessment is needed, ECP clearance will be required prior to map recordation.

050 - E Health. 2 DEH - WATER WILL SERVE Not Satisfied

At time of map recordation, provide current water will serve letter that acknowledges the project.

Planning

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

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

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

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

050 - Planning. 3 Planning - MAP - FEE BALANCE Not Satisfied

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

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

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

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

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

050 - Planning. 6 Planning - MAP - SURVEYOR CHECK LIST Not Satisfied

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size in gross acres and net acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the

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50. Prior To Map Recordation

Planning

050 - Planning. 6 Planning - MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied
development standards of the One Family Dwellings (R-1) zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

Survey

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

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

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

050 - Survey. 2 RCTD - R-0-W DEDICATION Not Satisfied

- Sufficient public street right of way along Roan Ranch Road shall be conveyed for a public use to provide for a 30-foot half width dedicated right of way per Standard No. 106, Section (A), Ordinance 461.
- Sufficient public street right of way along Antelope Road shall be conveyed for a public use to provide for a 30-foot half width dedicated right of way per Standard No. 106, Section (A), Ordinance 461.
- Corner cutbacks shall be applied per Standard 805, Ordinance 461.

Transportation

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

Prior to map recordation, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS. Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

050 - Transportation. 2 RCTD - AGGREGATE/32 FEET GRADED Not Satisfied

Roan Ranch Road along project boundary shall be improved with 24 feet of acceptable Aggregate Base (0.33 feet thick) on a 32-foot graded section within a 60 foot full width dedicated right of way to the SATISFACTION OF COUNTY FIRE DEPARTMENT and/or as

Plan: TPM37919

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2 RCTD - AGGREGATE/32 FEET GRADED (cont.) Not Satisfied
approved by the Director of Transportation.

Roan Ranch Road shall be extended to tie-in with Antelope Street at 90 degrees.

The applicant shall provide the appropriate environmental clearances for said improvements prior to recordation or the signature of any street improvement plans.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Planning

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

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

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

Prior to issuance of grading permits, the Planning Department shall determine if the deposit

Plan: TPM37919

Parcel: 309360022

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Planning-MAP - FEE BALANCE (cont.) Not Satisfied
based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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

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

Planning-EPD

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

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

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

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

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

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

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out

Plan: TPM37919

Parcel: 309360022

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

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

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. PRIMP must be accompanied by the final grading plan for the subject project
 3. Description of the proposed site and planned grading operations.
 4. Description of the level of monitoring required for all earth-moving activities in the project area.
 5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 7. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

Plan: TPM37919

Parcel: 309360022

60. Prior To Grading Permit Issuance

Planning-PAL

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

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

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

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

11. Fossil identification and curation procedures to be employed.

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

13. All pertinent exhibits, maps, and references.

14. Procedures for reporting of findings.

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

16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

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

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24x36 inches) 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

Plan: TPM37919

Parcel: 309360022

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - SUBMIT GRADING PLANS (cont.) Not Satisfied
check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied
Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

E Health

080 - E Health. 1 DEH - WATER WILL SERVE Not Satisfied
Prior to building permit issuance, provide current water will serve letter.

080 - E Health. 2 Gen - Custom Not Satisfied

Prior to building permit issuance, OWTS plans will need to be approved by Environmental Health. Additional information such as additional perc data or will-serve letters may be required at that time.

Plan: TPM37919

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Planning - COMPLY WITH ORD./CODES (cont.) Not Satisfied

The development of these premises shall comply with the standards of Tentative Parcel Map No. 37919, the standards of Ordinance No. 348 for the R-1 zone classification, the Harvest Valley / Winchester Area Plan, and all other applicable Riverside County ordinances and State and Federal codes.

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

080 - Planning. 3 Planning-MAP - FEE BALANCE Not Satisfied

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

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

Impacts to the Romoland & Perris Union High Unified School District shall be mitigated in accordance with California State law.

Transportation

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

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

Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

Waste Resources

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

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the

Plan: TPM37919

Parcel: 309360022

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan (cont.) Not Satisfied
recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.

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

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

E Health

090 - E Health. 1 DEH - OWTS FINAL REQUIRED Not Satisfied

Prior to building permit final, clearance is required for the installation of the Onsite Wastewater Treatment System/OWTS/septic system.

Planning

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Tentative Parcel Map No. 37919 has been calculated to be 5 acres.

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

Prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the

Plan: TPM37919

Parcel: 309360022

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 USE - ORD 810 O S FEE (MSHCP) (cont.) Not Satisfied
Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Tentative Parcel Map No. 37919 is calculated to be 5 acres.

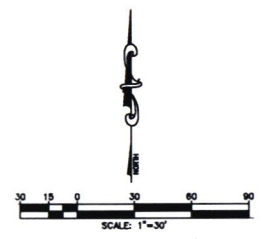
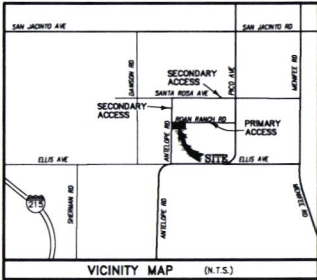
Transportation

090 - Transportation. 1 RCTD - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied
Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TENTATIVE PARCEL MAP NO. 37919
 INLAND VALLEY SURVEYING, INC. JUNE, 2020.



OWNER/APPLICANT:
 MARTIN LOPEZ
 FAMILY PLASTERING LATHING SPECIALISTS INC.
 P.O. BOX 1497
 PERNIS, CA 92572

SITE ADDRESS:
 28363 ROAN RANCH ROAD
 MENEFEE, CA 92585

ASSESSORS PARCELS:
 309-360-022

TOTAL LOTS:
 NUMBER LOTS 4
 LETTER LOTS 5 (STREET DESIGNATION)

LEGAL DESCRIPTION:
 LOT 362 OF THE ROMOLA FARMS NO. 6A IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE 63 TO 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

THOMAS GUIDE:
 RIVERSIDE/SAN BERNARDINO COUNTY, YEAR 2004
 PAGE: 808 COOR. E4
 PAGE: 809 COOR. E1

UTILITIES:
 WATER: E.M.W.D.
 SEWER: SEPTIC SYSTEM
 GAS: SO. CAL. GAS
 ELECTRIC: SO. CAL. Edison
 TELEPHONE: MCI
 CABLE: TIME WARNER
 SCHOOL DISTRICT: RANGLAND & PERNIS UNION HIGH
 148-LANES/VIEW/ROCK/ROMA/LAND/
 SERVICE DISTRICT: HOMETOWN ST LIGHTING LIBRARY

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

NOTES:
 1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF SUBDIVIDER.
 2. THIS LAND IS SUSCEPTIBLE TO SUBSIDENCE AND HIGH PALEONTOLOGICAL SENSITIVITY.
 3. THIS MAP IS NOT INCLUDED IN THE FEMA FLOODING MAP OF RIVERSIDE COUNTY, CA.
 4. ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
 5. ALL DRIVEWAYS SHALL BE A MINIMUM OF 18" IN WIDTH.
 6. SCHEDULE "M"
 7. THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
 8. NO ALTERATIONS WILL BE MADE IN ANTELOPE ROAD AND ROAN RANCH ROAD REGARDING TREES OR ANY OTHER OBSTACLES.
 9. PROPERTY IS WITHIN COUNTY SERVICE AREA.

WATER QUALITY NOTE:
 THE SITE INCLUDES TWO DEVELOPED 1 ACRE LOTS WITH A SINGLE FAMILY RESIDENCE AND NO CONSTRUCTION IS PROPOSED THEREFOR. THIS SUBMISSION SHOULD HAVE NO IMPACT ON WATER QUALITY. THE SITE SHEET FLOWS TO THE NORTHWEST WITH THE EXISTING DRAINAGE PATTERN REMAINING INTACT.

SOURCE OF TOPOGRAPHY:
 FIELD SURVEY FOR THIS SITE WAS PERFORMED ON MARCH 27, 2018 AND MARCH 18, 2020 BY INLAND VALLEY SURVEYING, INC.

BENCHMARK:
 RIVERSIDE COUNTY BENCH MARK M-13-4
 IN THE "T" INTERSECTION OF ELLIS AVENUE AND MENEFEE ROAD A 1" IRON PIPE IN A CAP WELL MONUMENT AND MARKED COUNTY SURVEYOR.
 ELEVATION 1530.91'

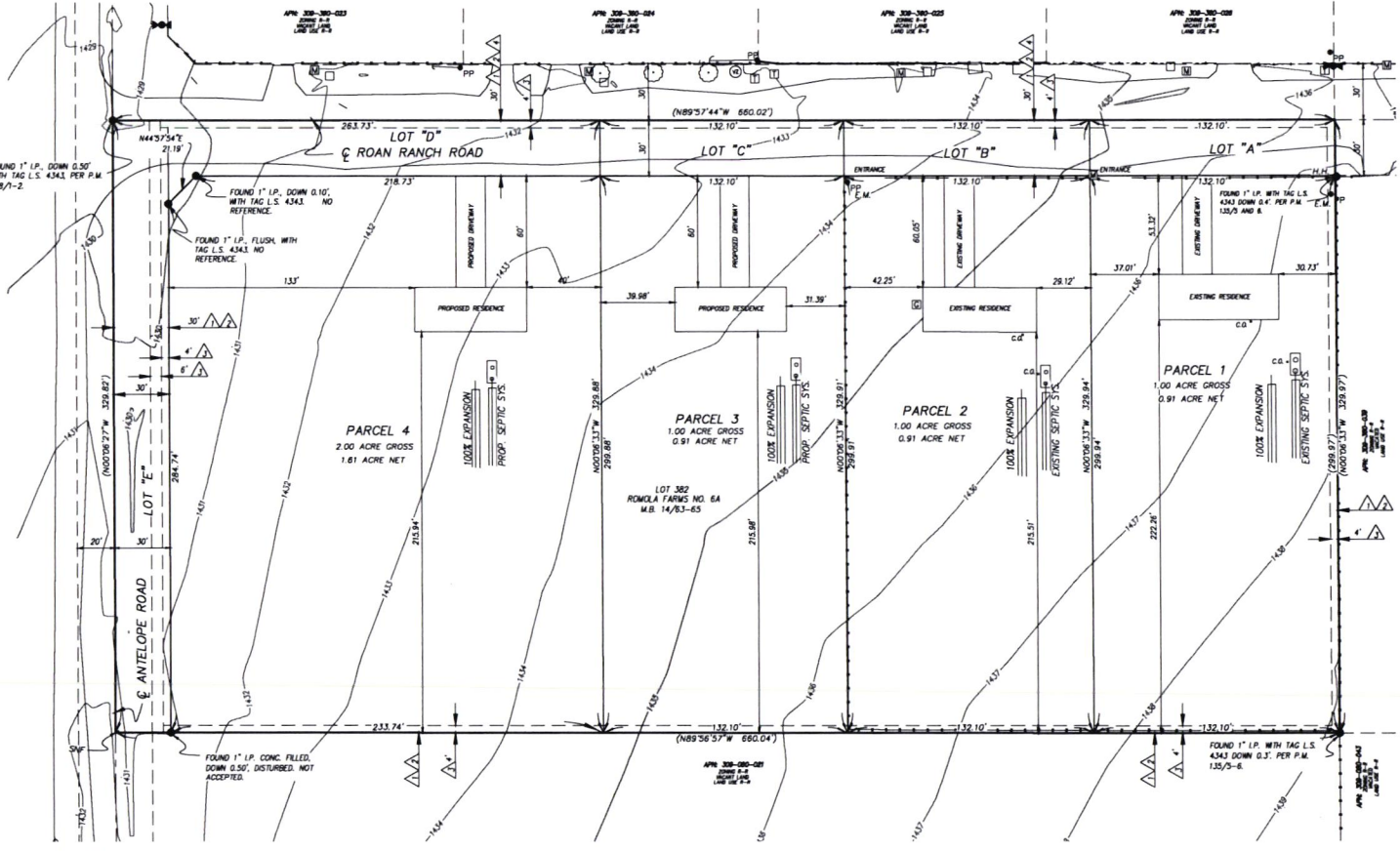
REPRESENTATIVE & PREPARED:
 INLAND VALLEY SURVEYING, INC.
 120 WEST HUNLEY AVENUE SUITE A-5
 PERNIS, CA 92571
 PHONE: (951) 657-1000
 MICHEL A. HELASZNIK, PLS

BASEMENT NOTE:
 AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY DOCUMENT AND RECD NOVEMBER 25, 1927 IN BOOK 730, PAGE 381, BOTH OF DEEDS.
 AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY DOCUMENT RECD JUNE 25, 1907, AS BOOK 720 PAGE 208, OF DEEDS.
 AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY DOCUMENT RECD FEBRUARY 18, 1976, AS INSTRUMENT No. 32971, OF DEEDS.
 AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, DOCUMENT RECD MAY 13, 1906, AS INSTRUMENT No. 154874, OF D.R.

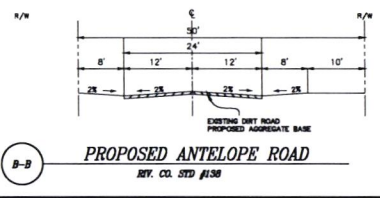
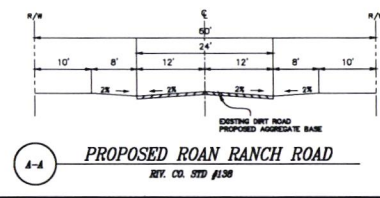
AREA:
 3.00 ACRES GROSS
 4.34 ACRES NET

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

SOURCE: COUNTY OF RIVERSIDE
 WEB: http://planning.rcti.com



- LEGEND:**
- C — CENTERLINE
 - P — PROPERTY LINE
 - R/W — RIGHT OF WAY
 - - - - - EXISTING CONTOUR
 - () INDICATES RECORD DATA PER P.M. 135/5-6
 - INDICATES FOUND MONUMENT AS NOTED.
 - — — — — INDICATES CHAIN LINK FENCE
 - — — — — INDICATES IRON FENCE
 - — — — — INDICATES WALL
 - INDICATES TREE
 - INDICATES WATER METER
 - INDICATES MAILBOX
 - INDICATES TELCO RISER
 - PP INDICATES POWER POLE
 - E.M. INDICATES ELECTRIC METER
 - H.H. INDICATES HANDHOLE
 - INDICATES FIRE HYDRANT

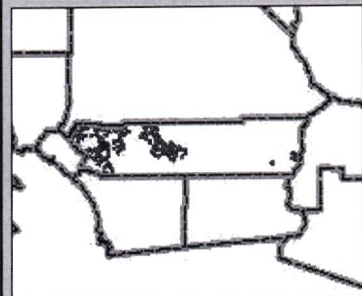
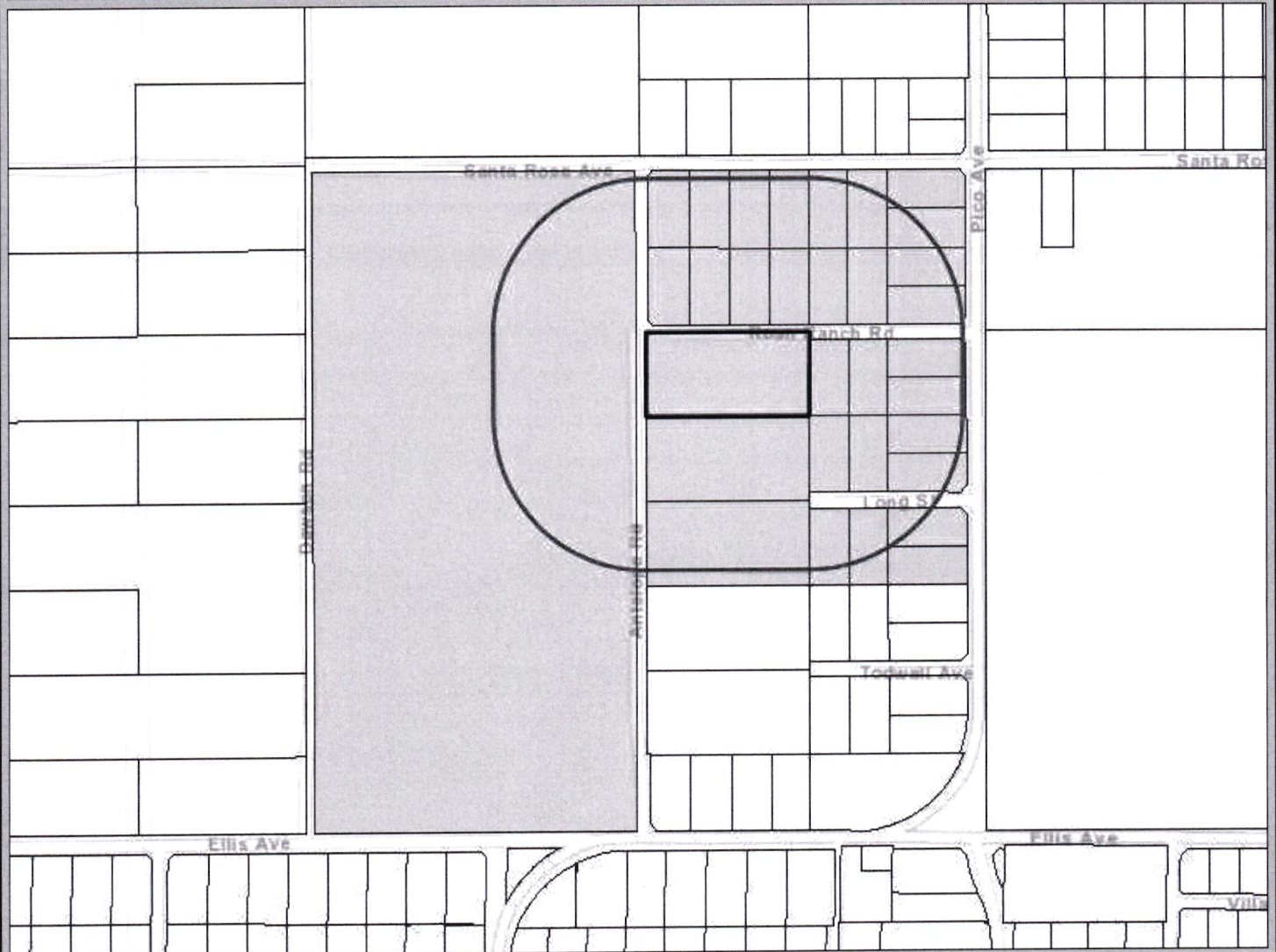


DATE	REVISIONS:
02/11/2021	ADDED X-SECTION AND MISC. COMMENTS

Date Prepared: 06/17/20 Schedule "M" Section 35, 145, R39

Riverside County GIS Mailing Labels

TPM37919 (600 foot buffer)




Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet



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

REPORT PRINTED ON... 7/3/2023 10:27:35 AM

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309350001
ANTELOPE & ELLIS 120 INV
8800 N GAINEY CENTER 255
SCOTTSDALE AZ 85258

309360001
MONICA GUTIERREZ
28375 LONG ST
SUN CITY CA 92585

309360004
MARIO VASQUEZ
23785 PICO AVE
SUN CITY CA 92585

309360022
MARTIN LOPEZ
O RANCH RD # 382
MENIFEE CA 92586

309360023
MANUEL J. BLANCO
28340 ROAN RANCH RD
SUN CITY CA 92585

309360025
CARLOS P. HERNANDEZ
28352 ROAN RANCH RD
SUN CITY CA 92585

309360026
AKBAR A. KHOBBAGHA
28368 ROAN RANCH RD
SUN CITY CA 92585

309360027
BERNARD EDWARD TABER
28265 SANTA ROSA RD
SUN CITY CA 92585

309360028
LUIS GONZALEZ
28285 SANTA ROSA RD
NUEVO CA 92567

309360030
PELLAM KENNETH D FAMILY TRUST DTD
28375 SANTA ROSA RD
MENIFEE CA 92585

309360031
RURE MORENO MATA
32525 LAKEVIEW TER
LAKE ELSINORE CA 92530

309360032
MARIA JOSEFA MADRID
18907 CLARK ST
PERRIS CA 92570

309360035
ARTURO GAZCON
28390 ROAN RANCH RD
SUN CITY CA 92585

309360036
MARTHA ROCHA HERRERA
25906 MELBA AVE
HOMELAND CA 92548

309360037
JAMES K. SPIEGEL
23565 PICO AVE
SUN CITY CA 92585

309360043
JOSE LOPEZ
738 W 99TH ST
LOS ANGELES CA 90044

309360044
HELEN FLORES
28400 LONG ST
SUN CITY CA 92585

309360046
MARIA E. CHAVEZ
23755 PICO RD
NUEVO CA 92567

309360002
CYNTHIA FELIX BARBOSA
28393 LONG ST
SUN CITY CA 92585

309360003
ANDRES MACIAS
23775 PICO AVE
NUEVO CA 92567

309360020
TUDIGON
3630 HOLMES CIR
HACIENDA HEIGHTS CA 91745

309360021
ANGEL ANN CHI CHIAO
3630 HOLMES CIR
HACIENDA HEIGHTS CA 91745

309360024
CHESTER FRANK RALSTON
28346 ROAN RANCH RD
MENIFEE CA 92585

309360029
DOMINGO HERRERA MUNOZ
28325 SANTA ROSA RD
ROMOLAND CA 92585

309360033
JOHN ANTHONY RODRIGUEZ
28477 SANTA ROSA RD
MENIFEE CA 92585

309360034
BENJAMIN VICTOR RODRIGUEZ
28044 WHITTINGTON RD
MENIFEE CA 92584

309360038
PATRICK RALSTON
23585 PICO AVE
SUN CITY CA 92585

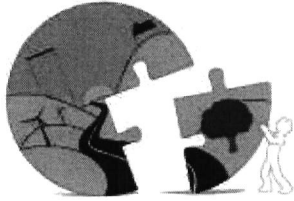
309360039
RAMON CAMARILLO CAMARILLO
28385 ROAN RANCH RD
MENIFEE CA 92585

309360040
WESLEY F. PITTMAN
PO BOX 370
SUN CITY CA 92586

309360041
JAIME ZARCO
28485 ROAN RANCH RD
SUN CITY CA 92585

309360042
ELIZABETH M. MARTINEZ
1707 STORRS PL
POMONA CA 91766

309360045
BARRAZA HUMBERTO S & ROSA M AB TRUST
23683 PICO AVE
SUN CITY CA 92585



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road
Palm Desert, CA 92201

County of Riverside County Clerk

Project Title/Case No.: Tentative Parcel Map No. 37919

Project Location: north of Ellis Avenue, east of Antelope Road, south of Santa Rosa Avenue, and west of Pico Avenue.

Project Description: Tentative Parcel Map No. 37919 is a proposal for a Schedule "H" subdivision of one lot comprising five gross acres into four parcels ranging in size from one to two acres. The subject site is currently developed with a 1,536 square-foot single-family residential dwelling that will remain on resulting Parcel 2 of the subdivision, and a 1,440 square-foot mobile second unit (as defined in Section 19.802 of Ordinance No. 348) that will remain on resulting Parcel 1 of the subdivision. There is no grading or construction proposed for the other parcels of the subdivision. Future development of the site will occur on a parcel-by-parcel basis and will be reviewed for consistency with the standards and uses allowed for the lots' land use designation and zone classification.

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

Project Applicant & Address: Martin Lopez, 28363 Roana Ranch Dr., Meniffee, CA, 92585

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Article 19, Section 15315 Class 15, Minor Land Divisions & Section 15061(b)(3), Common Sense Exemption)
- Statutory Exemption (_____)
- Other: _____

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

The subdivision would result in four parcels that would, as proposed, be in compliance with the land use designation of MDR as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the applicable zoning classification of R-1. There is no proposed development or grading with this Project, no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

Regarding the location being within an "urban" area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets this criterion by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urban". Utilizing the U.S. Bureau Census TIGERweb Decennial mapping system, it has been determined that the subject site is designated as an "urban" area. In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not lead to cumulative impacts that overtime would be significant since the proposed subdivision results in parcels that are within the anticipated growth of the area. Therefore, the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, and all future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. The Project's proposed residential subdivision does not qualify as an unusual circumstance since the residential land use and zoning classification allow this subdivision pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. The Project is not located adjacent to a road that is designated as a State Scenic, eligible State Scenic, or County Eligible Scenic Highway. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

The Project has also been determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Commonsense Exemption). The Commonsense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project is for the division of land only, so it does not propose grading or construction on-site; however, it has been conditioned for review by all necessary County Departments when grading and construction is to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before

NOTICE OF EXEMPTION

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permit issuance. In addition, the proposed subdivision is consistent with both the existing land use of MDR and the applicable zone classification of R-1. Therefore, the resulting parcels would remain in compliance with the standards and vision of the General Plan and Ordinance No. 348. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19, Section 15315 Class 15 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption). Therefore, the Project, as proposed, is exempt.

Kathleen Mitchell
County Contact Person

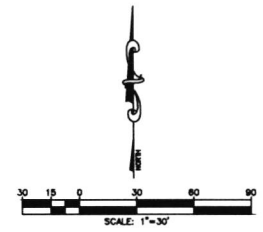
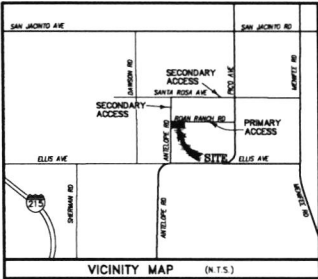
(951)-955-6836
Phone Number


Signature

Project Planner
Title

7/26/2023
Date

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TENTATIVE PARCEL MAP NO. 37919
 INLAND VALLEY SURVEYING, INC. JUNE, 2020.



OWNER/APPLICANT:
 MARTIN LOPEZ
 FAMILY PLASTERING LAMING SPECIALISTS INC.
 P.O. BOX 1497
 PERROS, CA 92572

SITE ADDRESS:
 28363 ROAN RANCH ROAD
 MENEFEE, CA 92565

ASSESSORS PARCELS:
 399-360-022

TOTAL LOTS:
 NUMBER LOTS: 4
 LETTER LOTS: 5 (STREET DEDICATION)

EASEMENT NOTE:
 AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA POWER COMPANY DOCUMENT AND REC'D NOVEMBER 25, 1927 IN BOOK 738, PAGE 361, BOTH OF DEEDS.
 AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA POWER COMPANY DOCUMENT REC'D JUNE 25, 1927, AS BOOK 720 PAGE 209, OF DEEDS.
 AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY DOCUMENT REC'D FEBRUARY 16, 1929, AS INSTRUMENT No. 12971, OF D.R.
 AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, DOCUMENT REC'D MAY 13, 1908, AS INSTRUMENT No. 12494, OF D.R.

LEGAL DESCRIPTION:
 LOT 382 OF THE ROMOLA FARMS No. 6A IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 63 TO 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

THOMAS GUIDE:
 RIVERSIDE/SAN BERNARDINO COUNTY, YEAR 2004
 PAGE 808 COOR E4
 PAGE 809 COOR E3

UTILITIES:

WATER:	E.M.W.D.
SEWER:	SEPTIC SYSTEM
GAS:	SO CAL GAS
ELECTRIC:	SO CAL EDISON
TELEPHONE:	VERIZON
CABLE:	TIME WARNER
SCHOOL DISTRICT:	ROMOLA & PERROS UNION HIGH
SERVICE DISTRICT:	146-LAKEVIEW/ARROYO/PACKLAND/HOMELAND ST LIGHTING LIBRARY

MINIMUM YARD SETBACKS:
 FRONT 20' MAXIMUM HEIGHT:
 SIDE 5' SINGLE FAMILY 45'
 REAR 10' BUILDINGS 30'-75'

SOURCE: COUNTY OF RIVERSIDE
 WEB: <http://planning.rctma.org>

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

NOTES:

1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF SUBDIVIDER.
2. THIS LAND IS SUSCEPTIBLE TO SUBSIDENCE AND HIGH PALEONTOLOGICAL SENSITIVITY.
3. THIS MAP IS NOT INCLUDED IN THE FEMA FLOODWAY MAP OF RIVERSIDE COUNTY, CA.
4. ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
5. ALL DRIVEWAYS SHALL BE A MINIMUM OF 18" IN WIDTH.
6. SCHEDULE "M".
7. THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
8. NO ALTERATIONS WILL BE MADE IN ANTELOPE ROAD AND ROAN RANCH ROAD REGARDING TREES OR ANY OTHER OBSTACLES.
9. PROPERTY IS WITHIN COUNTY SERVICE AREA.

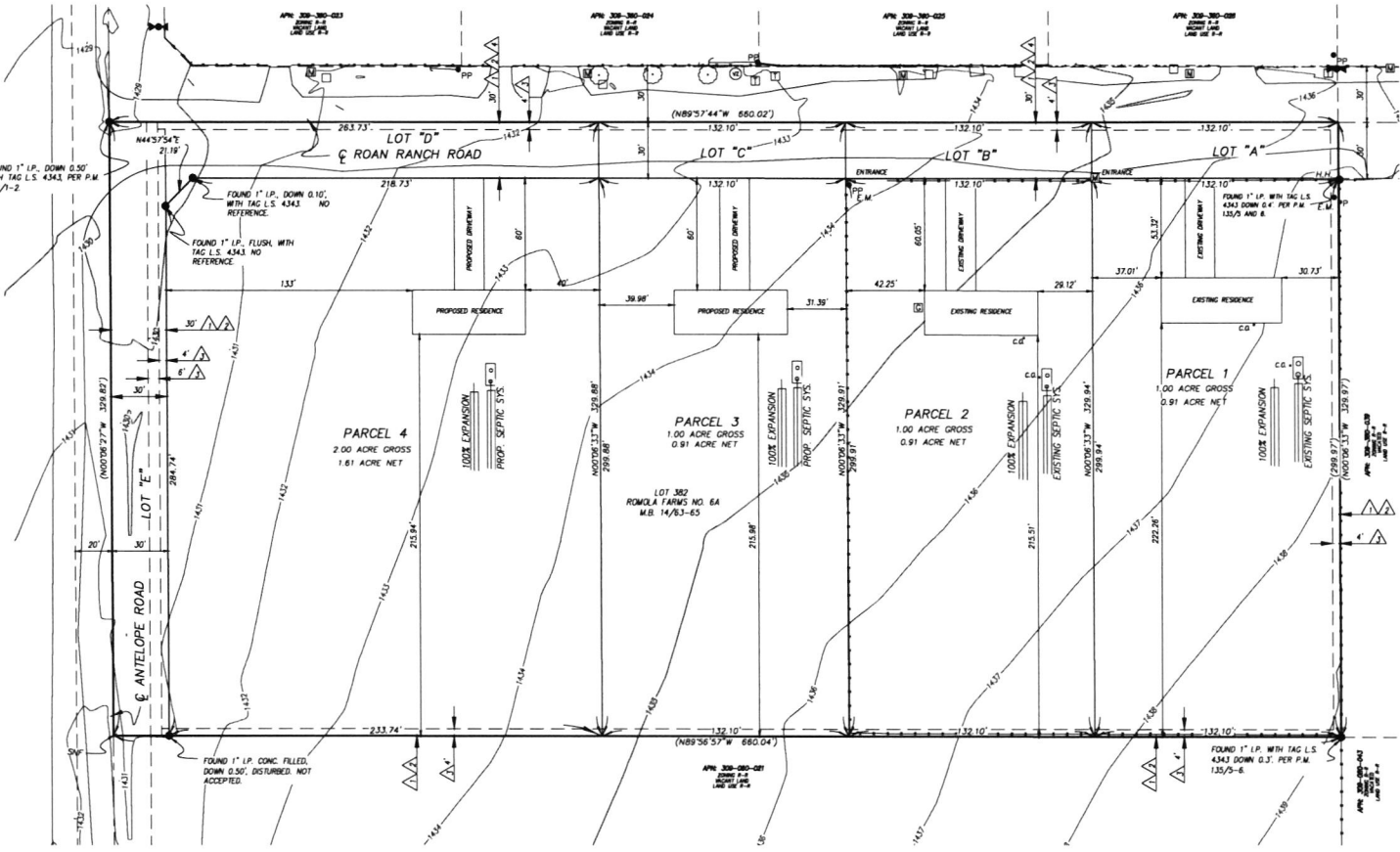
WATER QUALITY NOTE:
 THE SITE INCLUDES TWO DEVELOPED 1 ACRE LOTS WITH A SINGLE FAMILY RESIDENCE AND NO CONSTRUCTION IS PROPOSED THEREFOR THIS SUBDIVISION SHOULD HAVE NO IMPACT ON WATER QUALITY, THE SITE SHEET FLOWS TO THE NORTHWEST WITH THE EXISTING DRAINAGE PATTERN REMAINING INTACT.

SOURCE OF TOPOGRAPHY:
 FIELD SURVEY FOR THIS SITE WAS PERFORMED ON MARCH 27, 2019 AND MARCH 16, 2020 BY INLAND VALLEY SURVEYING, INC.

BENCHMARK:
 RIVERSIDE COUNTY BENCH MARK M-13-4
 IN THE "T" INTERSECTION OF ELLIS AVENUE AND MENEFEE ROAD A 1" IRON PIPE IN A CAP WELL MONUMENT AND MARKED COUNTY SURVEYOR.

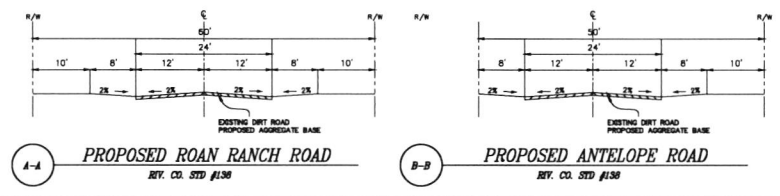
ELEVATION 1530.91'

REPRESENTATIVE & PREPARE:
 INLAND VALLEY SURVEYING, INC.
 135 WEST WILMUT AVENUE SUITE A-5
 PERROS, CA 92571
 PHONE: (951) 837-1200
 MIGUEL A. WILKESOR, PLS



LEGEND:

--- C ---	INDICATES CENTERLINE	--- CH ---	INDICATES CHAIN LINK FENCE
--- P ---	INDICATES PROPERTY LINE	--- IF ---	INDICATES IRON FENCE
--- R/W ---	INDICATES RIGHT OF WAY	--- W ---	INDICATES WALL
--- 14.35 ---	INDICATES EXISTING CONTOUR	(O)	INDICATES TREE
()	INDICATES RECORD DATA PER P.M. 135/5-6	(M)	INDICATES WATER METER
●	INDICATES FOUND MONUMENT AS NOTED.	(X)	INDICATES MAILBOX
		(T)	INDICATES TELCO RISER
		(PP)	INDICATES POWER POLE
		(E.M.)	INDICATES ELECTRIC METER
		(H.H.)	INDICATES HANDHOLE
		(F)	INDICATES FIRE HYDRANT



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