

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



ITEM: 1.3
(ID # 23956)

MEETING DATE:

Tuesday, January 23, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP No. 37932 – Exempt from the California Environmental Quality Act (CEQA), per Sections 15315 (Class 15 Minor Land Divisions) and 15061 (b)(3) Common Sense Exemption – Applicant: Chalon Mosby – Engineer/Representative: Jack Bishop – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) – Location: south of Stage Road, east of de Portola Road, north of Cold Road, and west of Oak Spring Road - Zoning: Residential Agriculture, 10-acre minimum (R-A-10) - REQUEST: A proposal for a Schedule "H" subdivision of 20.67 gross acres into two approximately 10-acre residential lots. Tentative Parcel Map No. 37932 requests for an exception per Ordinance No. 460, Section 3.1.C to exceed a length to width ratio of 4 to 1 as required per Ordinance No. 460 Section 3.8.C. – APN: 470-290-043 – District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Director's Notice of Decision for the above referenced case acted on at public hearing on August 7, 2023.

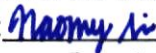
ACTION: Consent


John Hildebrand, Planning Director 1/4/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel 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: January 23, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map 37932 was submitted to the County of Riverside on February 22, 2021. The applicant requests approval for a Schedule "H" subdivision of 20.67 gross acres into two (2) parcels sized 10.30 acres and 10.57 acres. The project site currently has one single-family dwelling on the westerly half of the lot. Both Parcels are proposed to have frontage on Stage Road. The subject site has a slight incline, and no further construction is currently proposed on either parcel. The project is compatible with the current uses in the neighborhood and has received no opposition from the neighborhood as of the writing of this staff report.

Impact on Residents and Businesses

In accordance with State CEQA Guidelines sections 15315 and 15061 (b)(3), Tentative Parcel Map 37932 will not result in any new significant environmental impacts. The Tentative Parcel Map is a Schedule "H" subdivision of 20.67 gross acres resulting in a subdivision into two 10-acre residential lots and will not result in any physical change; and does not propose any substantial changes which will require an Initial Study according to CEQA.

- a. Tentative Parcel Map No. 37932 is a Schedule "H" subdivision of one (1) 20.67 gross acre parcel into two (2) 10 acre lots. No physical change will occur as a result of the subdivision.
- b. The map is for a division of four or fewer parcels and is in conformance with the General Plan and Ordinance No. 348.
- c. Services such as fire protection and suppression services, electricity, telephone, well water, and a septic system are available and is appropriate for the proposed density of the development.
- d. Access from Stage Road to the proposed parcels to local standards is available.
- e. The parcel has not been involved in a division of a larger parcel within the last two years.
- f. The parcel does not have an average slope greater than 20 percent.

None of the exceptions that bar the application of a categorical exemption pursuant to State CEQA Guidelines section 15300.2 applies. More specifically, the exceptions are not applicable pursuant to the following findings:

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Cumulative Impact. *All exemptions are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

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 or are located within the same area will be evaluated pursuant to CEQA.

Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

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. Therefore, no foreseeable significant environmental impacts would result with approval of this Project.

Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The project is not located adjacent to or near any designated state scenic highway. Therefore, no trees, historic buildings, rock outcroppings, or similar resources on or surrounding the subject site would be adversely impacted by the implementation of this Project. Therefore, this exception does not apply.

Hazardous Waste Sites. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The proposed Project would not generate hazardous waste, nor would it create a hazardous waste site. Regular waste generated from any proposed development on the site are required to comply with applicable waste handling, storage, transfer, and use requirements. Additionally, the proposed project is not listed on the Department of Toxic Substances Control's Cortese List. Therefore, this exception does not apply.

Historical Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project site is not located near significant historical resources and, therefore, will not cause a substantial adverse change to these resources' significance.

The Project is also exempt under State CEQA Guidelines section 15061 (b)(3), which states: The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be

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seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The Common Sense 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 and does not propose grading or construction on-site. 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. Therefore, the Project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project would have a significant physical impact on the environment.

For the reasons described above, none of the exceptions outlined in State CEQA Guidelines section 15300.2 apply to the project. Therefore, Section 15315 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense) may be used to exempt the Project from CEQA.

Additional Fiscal Information

This project is 100% applicant funded there is no general fund obligation.

ATTACHMENTS:

- ATTACHMENT A. Director's Hearing Report of Actions**
- ATTACHMENT B. Staff Report Package**
- ATTACHMENT C. Tentative Parcel Map No. 23956 Exhibit**



Jason Farin, Principal Management Analyst 1/17/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – August 7, 2023
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 2:01 p.m.

1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 37188** – Applicant: Daniel Gomez – Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan - Land Use Designation: Rural Community - Low Density Residential (RC-LDR) – Location: North of 13th Street, west of North Drive, south of Apricot Avenue, and west of Gibson Avenue – 12.79 gross acres – Zoning: Residential Agricultural (R-A) – APN: 427-240-015 – Approved Project Description – The applicant has requested an extension of time to allow for the recordation of the final map to subdivide a Schedule “H” lot comprising of 12.79 gross acres into four (4) residential lots, each with a minimum size of 2.89 gross acres – REQUEST: First Extension of Time Request for Tentative Parcel Map No. 37188 extending the expiration date to November 4, 2026 - Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@rivco.org.

Staff Report Recommendation:

APPROVE First Extension of Time Request for Tentative Parcel Map No. 37188 extending the expiration date to November 4, 2026.

Staff Recommendation:

APPROVE First Extension of Time Request for Tentative Parcel Map No. 37188 extending the expiration date to November 4, 2026.

Planning Director's Actions:

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37188 extending the expiration date to November 4, 2026.

2.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN NO. 220007 – EXEMPT FROM THE CALIFORNIA FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3), 15303 (Class 3) and 15300.2 – Applicant: Ramy Massoud, Owner – Engineer/Representative: MNDesign, c/o Meana Agaiby, – Second Supervisorial District – Temescal Canyon Area Plan – MUAO Policy Overlay – East Corona Zoning District – Home Gardens Environmental Justice Community – Community Development (CD) – Commercial Retail (CR) – General Commercial (C-1/C-P) – Location: South of Estelle Street, east of Byron Street, north of Magnolia Avenue, and west of Brotherton Street – 0.430 Gross Acres – **REQUEST:** The project proposes to remodel an existing 2,991 sq. ft. building and construct a 4,962 sq. ft. addition for an adult daycare facility. APNs: 115-262-016, 115-262-017 – Project Planner: Kim Zuppiger at (951) 955-6646 or email at kzuppiger@rivco.org

Staff Report Recommendation:

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

APPROVE Plot plan No. 220007, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

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

APPROVE Plot plan No. 220007, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

CONTINUED Item was continued to August 28, 2023.

DIRECTOR'S HEARING – REPORT OF ACTIONS – August 7, 2023

3.2 TENTATIVE PARCEL MAP No. 37932 EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), pursuant to State CEQA Guidelines Sections 15315 (Class 15 Minor Land Divisions) and 15061 (b)(3) (Common Sense Exemption) – Applicant: Chalon Mosby – Engineer/Representative: Jack Bishop – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) – Location: South of Stage Road, east of de Portola Road, north of Cold Road, and west of Oak Spring Road - Zoning: Residential Agriculture, 10 acre minimum (R-A-10) - REQUEST: Tentative Parcel Map No. 37932 is a proposal for a Schedule "H" subdivision of 20.67 gross acres into two (2) approximately 10 acre residential lots. Tentative Parcel Map No. 37932 requests for an exception per Ordinance No. 460. Section 3.1.C to exceed a length to width ratio of 4 to 1 as required per Ordinance No. 460 Section 3.8.C - APN: 470-290-043 - Project Planner: Alexander Opulencia, (951) 955-0972 or aopulencia@rivco.org.

Staff Report Recommendation:

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

APPROVE Tentative Parcel Map No. 37932, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

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

APPROVE Tentative Parcel Map No. 37932, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

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

APPROVED Tentative Parcel Map No. 37932, subject to the advisory notification document and conditions of approval.

4.0 SCOPING SESSION

4.1 NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 2:21 p.m.



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

Agenda Item No.

3.2

(ID # 22629)

MEETING DATE:

Monday, August 07, 2023

SUBJECT: TENTATIVE PARCEL MAP No. 37932 EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), pursuant to State CEQA Guidelines Sections 15315 (Class 15 Minor Land Divisions) and 15061 (b)(3) (Common Sense Exemption) – Applicant: Chalon Mosby – Engineer/Representative: Jack Bishop – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) – Location: South of Stage Road, east of de Portola Road, north of Cold Road, and west of Oak Spring Road - Zoning: Residential Agriculture, 10 acre minimum (R-A-10) - REQUEST: Tentative Parcel Map No. 37932 is a proposal for a Schedule "H" subdivision of 20.67 gross acres into two (2) approximately 10 acre residential lots. Tentative Parcel Map No. 37932 requests for an exception per Ordinance No. 460. Section 3.1.C to exceed a length to width ratio of 4 to 1 as required per Ordinance No. 460 Section 3.8.C - APN: 470-290-043 - Project Planner: Alexander Opulencia, (951) 955-0972 or aopulencia@rivco.org.

PROPOSED PROJECT

Case Number(s):	Tentative Parcel Map No. 37932
Environmental Type:	Exemption
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Alexander Opulencia
Project APN(s):	470-290-043
Continued From:	



John Hildebrand, Planning Director 7/24/2023

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37932 (TPM37932) is a proposal for a Schedule “H” subdivision of 20.67 gross acres into two approximately 10-acre residential lots. Although the Tentative Parcel Map does indicate a location for a potential future residential pad and development, such development is not proposed as part of this Tentative Parcel Map and would be subject to subsequent grading and building permits. The design of the Tentative Parcel Map does exceed a length to width ratio of 4 to 1 as required per Ordinance No. 460 Section 3.8.C. This Tentative Parcel Map is requesting an exception to that requirement as allowed per Ordinance No. 460 Section 3.1.C. Specific findings to this are included in this staff report.

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The description as included above constitutes the "Project" as further referenced in this staff report. The Project site is located south of Stage Road, east of De Portola Road, north of Colt Road, and west of Oak Spring Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE TENTATIVE PARCEL MAP NO. 37932 based upon the findings and conclusions incorporated in the staff report, subject to the attached Advisory Notification Document and Conditions of Approval.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Mountainous (RM)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Mountainous (RM)
East:	Rural Mountainous (RM)
South:	Rural Mountainous (RM)
West:	Rural Mountainous (RM)
Existing Zoning Classification:	Residential Agriculture – Minimum 10 Acres (R-A-10)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agriculture, 10-acre minimum (R-A-10)
East:	Residential Agriculture, 10-acre minimum (R-A-10)

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South:	Residential Agriculture, 10-acre minimum (R-A-10)
West:	Residential Agriculture, 10-acre minimum (R-A-10)
Existing Use:	Residential
Surrounding Uses	
North:	Residential
East:	Residential
South:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	20.67 Gross Acres	1 Single Family Dwelling per 10 Acres
Proposed Minimum Lot Size:	10 Gross Acres	10 acres
Total Proposed Number of Lots:	2	2
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	N/A
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High - SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

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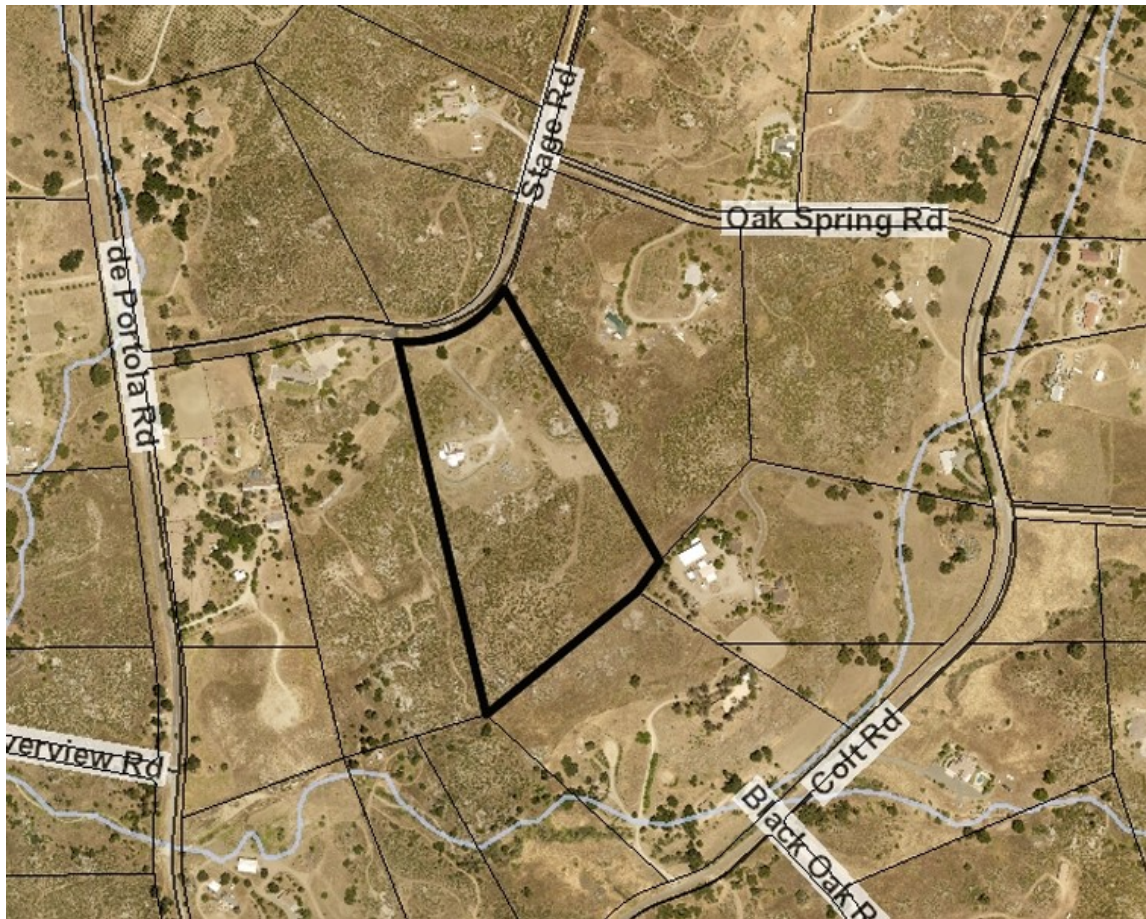


Figure 1: Project Location Map (Project Site Outlined in Bold)

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Parcel Map 37932 was submitted to the County of Riverside on February 22, 2021. The applicant requests approval for a Schedule "H" subdivision of 20.67 gross acres into two (2) parcels sized 10.30 acres and 10.57 acres. The project site currently has one single-family dwelling on the westerly half of the lot. Both Parcels are proposed to have frontage on Stage Road. The subject site has a slight incline, and no further construction is currently proposed on either parcel. The project is compatible with the current uses in the neighborhood and has received no opposition from the neighborhood as of the writing of this staff report.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines sections 15315 and 15061 (b)(3), Tentative Parcel Map 37932 will not result in any new significant environmental impacts. The Tentative Parcel Map is a Schedule "H" subdivision of 20.67 gross acres resulting in a subdivision into two 10-acre residential lots and will not result in any physical change; and does not propose any

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substantial changes which will require an Initial Study according to CEQA.

- a. Tentative Parcel Map No. 37932 is a Schedule "H" subdivision of one (1) 20.67 gross acre parcel into two (2) 10 acre lots. No physical change will occur as a result of the subdivision.
- b. The map is for a division of four or fewer parcels and is in conformance with the General Plan and Ordinance No. 348.
- c. Services such as fire protection and suppression services, electricity, telephone, well water, and a septic system are available and is appropriate for the proposed density of the development.
- d. Access from Stage Road to the proposed parcels to local standards is available.
- e. The parcel has not been involved in a division of a larger parcel within the last two years.
- f. The parcel does not have an average slope greater than 20 percent.

None of the exceptions that bar the application of a categorical exemption pursuant to State CEQA Guidelines section 15300.2 applies. More specifically, the exceptions are not applicable pursuant to the following findings:

Cumulative Impact. *All exemptions are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

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 or are located within the same area will be evaluated pursuant to CEQA.

Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

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. Therefore, no foreseeable significant environmental impacts would result with approval of this Project.

Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The project is not located adjacent to or near any designated state scenic highway. Therefore, no trees, historic buildings, rock outcroppings, or similar resources on or surrounding the subject site would be adversely impacted by the implementation of this Project. Therefore, this exception does not apply.

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Hazardous Waste Sites. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The proposed Project would not generate hazardous waste, nor would it create a hazardous waste site. Regular waste generated from any proposed development on the site are required to comply with applicable waste handling, storage, transfer, and use requirements. Additionally, the proposed project is not listed on the Department of Toxic Substances Control's Cortese List. Therefore, this exception does not apply.

Historical Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project site is not located near significant historical resources and, therefore, will not cause a substantial adverse change to these resources' significance.

The Project is also exempt under State CEQA Guidelines section 15061 (b)(3), which states: The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The Common Sense 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 and does not propose grading or construction on-site. 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. Therefore, the Project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project would have a significant physical impact on the environment.

For the reasons described above, none of the exceptions outlined in State CEQA Guidelines section 15300.2 apply to the project. Therefore, Section 15315 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense) may be used to exempt the Project from CEQA.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Rural: Rural Mountainous (R:RM). The Rural Mountainous land use designation allows one single family residence per ten acres or maximum of 0.1 dwelling units per acre, as well as limited animal-keeping and agricultural uses, limited recreational uses, compatible resource development (including the commercial extraction of mineral resources with an approved SMP) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The

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proposed map is consistent with the General Plan as it will subdivide one (1) 20.67 gross acre parcel into two (2) parcels sized 10.30 acres and 10.57 acres that would result in a density of 0.09 dwelling units per acre, which is consistent with the RM maximum density allowed. No development is proposed at this time that would propose specific land uses that would directly relate to the generally allowed uses per the land use designations. The purpose of this subdivision assists in fostering such future development proposals and the subdivision that is proposed would not reasonably limit or restrict any implementation for the land uses that the General Plan designates for this site.

2. The Project site has a Zoning Classification of Residential Agriculture, 10 Acre Minimum (R-A-10), which is consistent with the Riverside County General Plan. A single family residence is permitted and the development standards requires a minimum lot width of 100 feet, minimum lot depth of 150 feet, 20-foot front yard setback, ten-foot rear setback, five-foot side yard setback, and a maximum building height of 40 feet. The proposed Tentative Parcel Map is a Schedule 'H' map and will not result in any grading or new construction. No development is proposed to relate to the permitted uses or most of the development standards for each zone. The subdivision is consistent with the minimum lot size and dimension development standards for the zone. Future potential development will have to show compliance with the remaining development standards per the R-A-10 zone at the time such development is proposed. Therefore, the project is consistent with Ordinance 348.
3. The site of the proposed land subdivision is physically suitable for the type and density of development given the project site is located in an area comprised of single-family residential uses, is accessible from Stage Road, and has no environmental constraints that prohibits a proposed residential development. The allowed density is compatible with the existing and planned surrounding land uses within the vicinity of the Project.

Entitlement Findings:

Tentative Parcel Map No. 37932 is a Schedule "H" Map for a subdivision of one (1) 20.67 gross acre parcel into two (2) parcels sized 10.30 acres and 10.57 acres. The findings required to approve the Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative parcel map complies with the General Plan in that it is a subdivision intended for the continued residential use of the lot and is consistent with the overall relatively low density of the surrounding community. All State laws and Community of Riverside ordinances have been reviewed and have found the project to comply. As noted previously in the Land Use Findings, the proposed Project is consistent with the Rural Mountainous (RM) land use designation. The subject site is not located within a Specific Plan or Community Plan. The proposed map is in compliance with the Subdivision Map Act and Ordinance No. 460, including the exception as requested for the lot length to width ratio requirement.

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2. The site of Tentative Parcel Map No. 37932 is physically suitable for the type and density of development given the project site is located in an area comprised of single-family residential uses, is accessible from Stage Road, and has no environmental constraints that prohibits a subdivision and potential residential development. The proposed subdivision adheres to the low density of the land use designation and zoning classification with a density range of one single family dwelling per 10 acres. This development is consistent with the General Plan land use designation of Rural Mountainous which allow single-family detached residences. The density proposed is compatible with the existing and planned surrounding land uses within the vicinity of the Project.
3. The design of the proposed land division or the type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Tentative Parcel Map itself does not propose any construction or grading directly; however, it is reasonable to assume that the subdivision may indirectly result in additional grading, disturbance, and construction on the site. The Project is consistent with all applicable County of Riverside Ordinances and is not located in an area that has been designated for conservation or adjacent or within an identified habitat area, therefore, no impacts to fish or wildlife habitat is anticipated. The project has been reviewed for consistency with the Western Riverside Multi-Species Habitat Conservation Plan (MSHCP) and it has been determined that no conservation is needed on-site and all other provisions of the MSHCP are met.
4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems since the proposed subdivision is relatively limited and would result in some additional grading to the site and other construction activities for additional residential development as a most likely land use permitted by-right in the R-A-10 zone that would present relatively limited impacts on the surrounding area related to public health like air quality and noise. Therefore, the project would not have an impact on public health to the surrounding area.
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. Tentative Parcel Map No. 37932 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule "H" Subdivision) of Ordinance No. 460 based on the following:
 - a. Streets and Street Improvements – The Project has been conditioned by the Transportation Department regarding the streets, improvements, and parcel access. With this condition, the proposed project meets this provision.
 - b. Domestic Water – The Project is currently serviced by a well on site. The proposed parcel that would be vacant would also be served by an on site well, which meets the requirements of Environmental Health as the advisory agency

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for domestic water service. Therefore, the project meets the requirement of this provision.

- c. Electrical and Communication Facilities. – The Project will provide electrical, telephone, street lighting, cable television service with lines placed underground.
 - d. Sewage Disposal – The proposed project has been conditioned to meet the requirements of this provision to determine feasibility for on-site wastewater system (septic) prior to building permit issuance. If sewer is available at the site, then that would be required to connect to sewer.
 - e. Agricultural Land - The proposed project is not located within an agricultural preserve, nor is it's zoning listed as an agricultural zone that would exempt it from improvements. Therefore, the proposed Project is not applicable to Ordinance No. 460 Section 10.13 E.
 - f. Exceptions – The project site is not located within a community service district; therefore, Ordinance No. 460 Section 10.13 F is not applicable to the Project.
6. The design of the proposed land division or the type of improvements will not conflict with dedications, acquired by the public at large, for access through, or use of, property within the proposed land division since no such dedications exist on the property. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
7. The lots or parcels as shown on the Tentative Parcel Map are consistent with the minimum lot size allowed by the project site's Zoning Classification of R-A-10. The Project is in compliance with the lot development standards established by the R-A-10 zone.
8. The design of the Tentative Parcel Map does exceed a length to width ratio of 4 to 1 as required per Ordinance No. 460 Section 3.8.C. This Tentative Parcel Map is requesting an exception to that requirement as allowed per Ordinance No. 460 Section 3.1.C. An exception is allowed per Section 3.1.C due to special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions or existing road alignment and width and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity. The topography of the site is relatively steep, in particular in the southern part of the site that is the rear part of the existing and proposed lots. This steep terrain on its own makes the design of subdivision of the parcel to have the parcels line up in a north to south direction to allow for development areas in the flatter portions in the northern extent of the proposed parcels the most logical design for subdivision. The effect of this is longer lots that does not meet the 4 to 1 ratio, however. Such a design would not have

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

any detrimental effect on public health, safety, or welfare since the design of a lot itself and what would be allowed on the proposed lots would not inherently have any connection to the potential for such effects. If anything, the design as proposed for longer lots would limit such impacts since it would allow for more limited grading to allow for development in the northern extent of the proposed parcels compared to a design that would create potentially 2 more square designed parcels that would have to locate a second parcel more southerly that would cause more grading to occur into the hillside area in the southern extent of the site.

Development Standards Findings:

The findings required to approve the Tentative Parcel Map in the R-A-10 zone, pursuant to the provisions of the Riverside County Land Use Ordinance 348, are as follows:

1. **Height.** Building height shall not exceed forty (40') feet. The Project does not currently propose any new development as it is for the division of land only. Therefore, this height provision does not apply and future development on the parcels would have to comply with this requirement.
2. **Lot Area.** Lot area shall be a minimum of 10 acres. The proposal is to subdivide 20.67 gross acres into two lots sized 10.30 acres and 10.57 acres. Therefore, the Project would be in compliance.
3. **Lot Width.** The minimum average lot width in the R-A-10 zone is 100 feet. The average lot width of the proposed subdivided lots are 306.14 feet and 280.63 feet. Therefore, the Project would be in compliance.
4. **Lot Depth.** The minimum average lot depth in the R-A-10 zone is 150 feet. The average lot depth of the proposed subdivided lots are 1,536.5 feet and 1,394.1 feet. 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 residential structure on the parcel is, at a minimum, 20 feet from the front property line. Beyond the existing residence on the site, the Project does not currently propose any new development as it is for the division of land only. Therefore, this setback provision does not apply and future development on the parcels would have to comply with this requirement.
6. **Automobile Storage.** Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. Approval of an off-street parking plan is not required as the project only proposes a subdivision and does not propose the construction of new residences or structures. Pursuant to Section 18.12.A.1, off-street parking plans are filed except in cases for one- and two-family residences, therefore this

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

provision does not apply for the current subdivision but would apply to any future development of the parcels.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project site is not located within a City Sphere of Influence.
3. The project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
4. AB 52 - the Project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines sections 15315 (Minor Land Divisions) and 15061(b)(3) (Common Sense Exemption), and as such, AB52 consultation is not required.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).
7. The project site is located within a Cal Fire State Responsibility Area (SRA) and is also located within a high hazard severity zone.

Fire Findings

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or their designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance with sections 4290 and 4291 of the Public Resources Code, by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable

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

- to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. Fire Station #83 (37500 Sky Canyon Dr, Murrieta, CA 92563), approximately 5 miles south of Project site.
 - c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,300 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from anyone indicating support or opposition to the proposed Project.

This Project was not required to present before a community board.

APPEAL INFORMATION

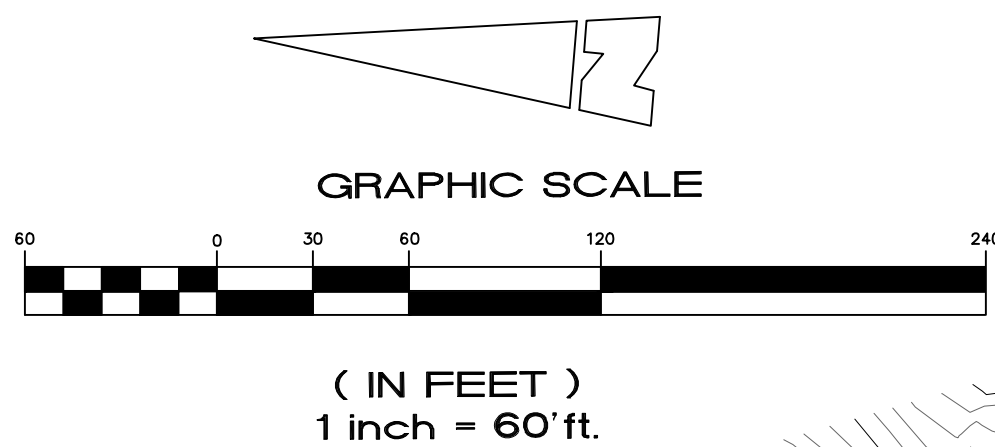
The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Director's Hearing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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING

Aaron Gettis
Aaron Gettis, Deputy County Counsel 8/2/2023

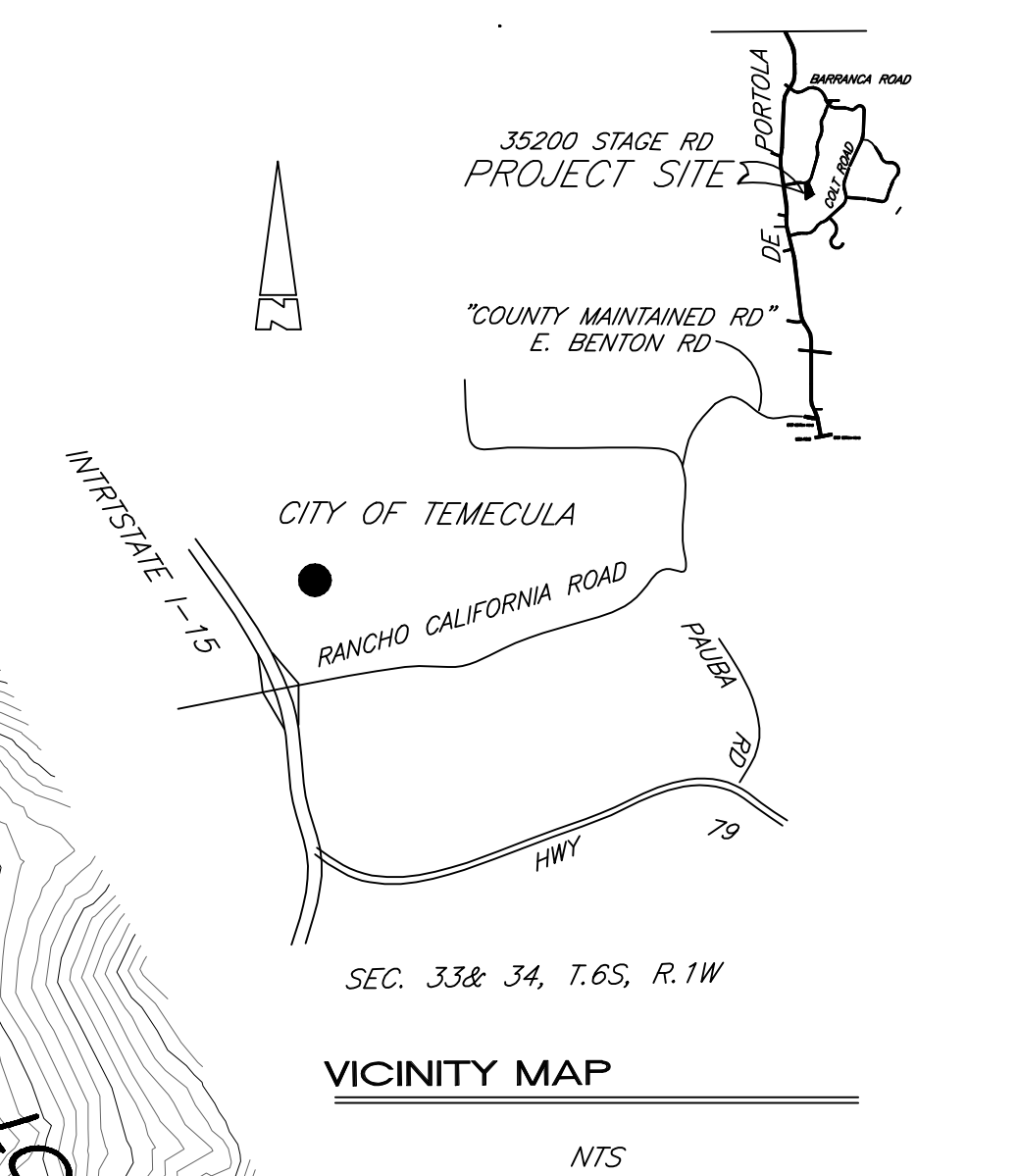
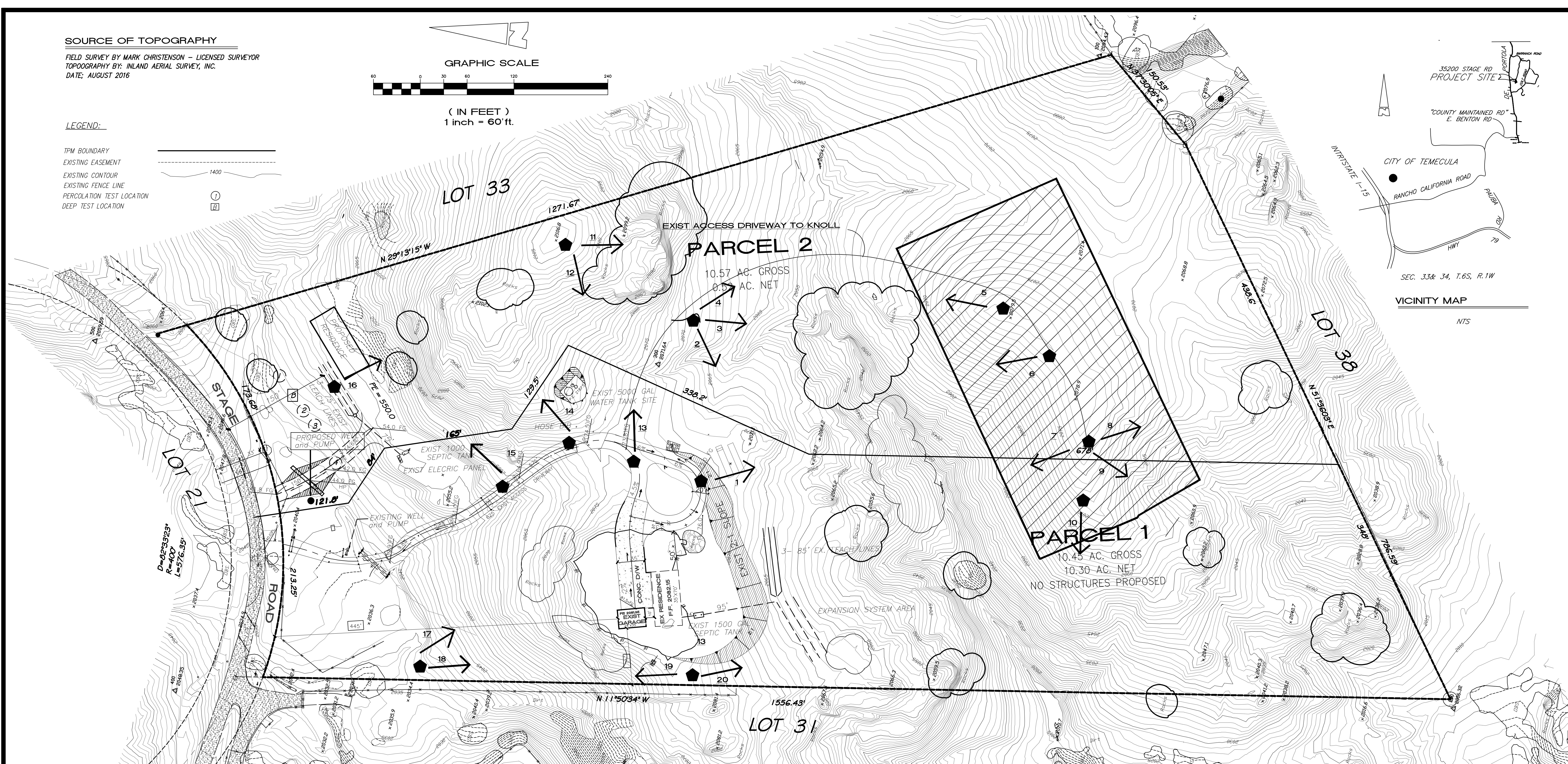
SOURCE OF TOPOGRAPHY

FIELD SURVEY BY MARK CHRISTENSON - LICENSED SURVEYOR
 TOPOGRAPHY BY: INLAND AERIAL SURVEY, INC.
 DATE: AUGUST 2016



LEGEND:

- TPM BOUNDARY
- EXISTING EASEMENT
- EXISTING CONTOUR
- EXISTING FENCE LINE
- PERCOLATION TEST LOCATION
- DEEP TEST LOCATION



OWNER / APPLICANT
 JAMES & VICKY RANEY
 35200 STAGE ROAD
 TEMECULA, CA. 92592
 (951) 678-0629

CONTIGUOUS OWNERSHIP STATEMENT
 NONE

PROPERTY ACREAGE
 21.02 ACRES GROSS
 20.67 ACRES NET

ASSESSOR'S PARCEL NUMBER
 470-290-043

LEGAL DESCRIPTION
 PARCEL 32 OF PARCEL MAP 27-2 RECORDED IN P.M. BOOK 4, PAGES 1 - 9
 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SECTIONS, TOWNSHIPS AND RANGES
 SEC. 33& 34, T.6S, R.1W

THOMAS BROTHERS MAP
 THOMAS GUIDE RIVERSIDE COUNTY (2004):
 PAGES 900 & 901; GRID J5, J6, A5 & A8

EXISTING GENERAL PLAN DESIGNATIONS
 RCIP - SOUTHWEST AREA
 EDR - RC : 2AC, MIN

SPECIFIC PLAN
 NONE

PRESENT USE
 SINGLE FAMILY RESIDENCE

PROPOSED USE
 RESIDENTIAL

EXISTING + PROPOSED ZONING
 EXISTING: R-A-10
 PROPOSED: R-A-10

PROPOSED DEVELOPMENT
 2 RESIDENTIAL LOTS

PROPOSED IMPROVEMENT SCHEDULE
 SCHEDULE "H"

FLOOD PLAIN
 PROJECT SITE IS NOT SUBJECT TO OVERFLOW,
 INUNDATION, OR FLOOD HAZARD
 THERE ARE NO FEMA MAPPED FLOOD PLAINS OR
 FLOOD WAYS ON THE PROJECT SITE
 FIRM- PANEL NO. 060245-1410B, NOVEMBER 20, 1996
 SHOWS SITE AS ZONE "C"
 THERE ARE NO OPEN CHANNELS- EXISTING OR
 PROPOSED WITHIN PROJECT SITE.

FEMA DWSIGNATION
 FLOOD ZONE C

PROPOSED STORM DRAINS
 NONE

COMMUNITY SERVICES DISTRICT
 NONE

WELLS
 THE SITE IS SERVED BY AN ON-SITE WELL

GEOLOGIC HAZARD NOTE
 PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION
 GEOLOGIC HAZARDS OR SPECIAL STUDIES.
 THE PROJECT SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION
 OR FLOOD HAZARDS.

RIGHTS-OF-WAY
 STAGE ROAD: 60' R/W

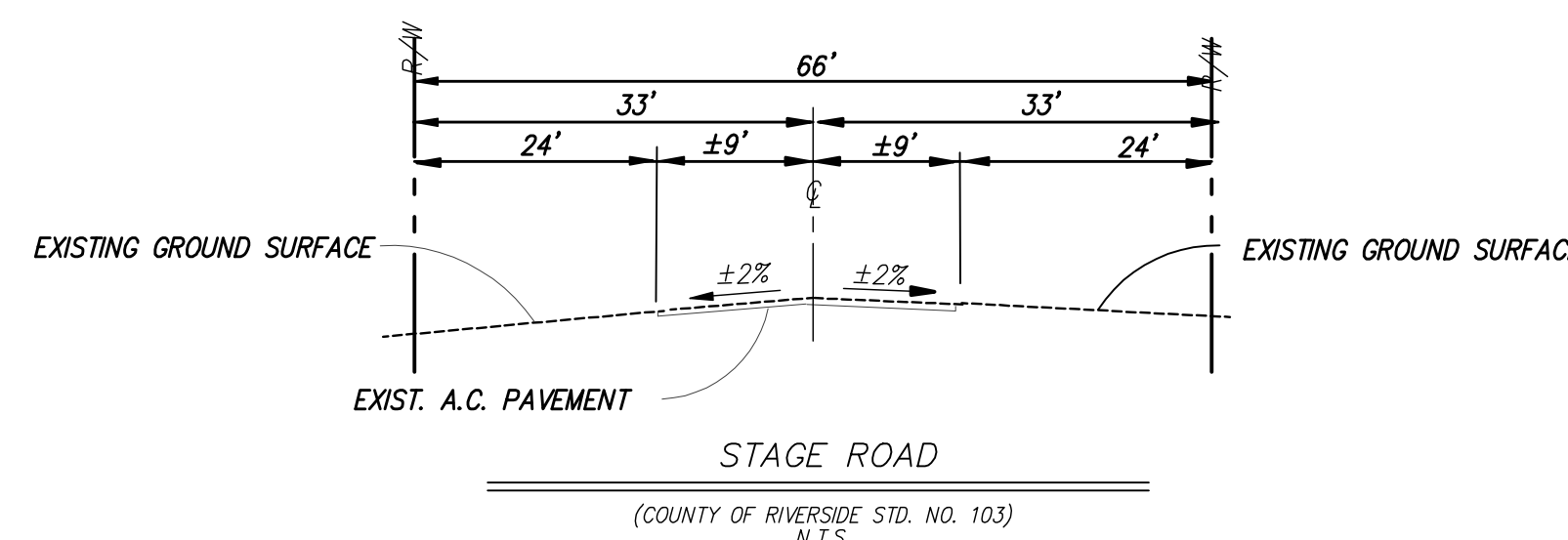
UTILITY COMPANIES:

WATER	WELL
SEWER	SEPTIC
GAS:	PROPANE
ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE:	VERIZON
SCHOOL DISTRICT	TEMECULA UNIFIED SCHOOL DISTRICT

NPDE NOTE:
 PROPOSED WATER QUALITY BASIN TO BE IN COMPLIANCE
 WITH N.P.D.E.S. SUPPLEMENT "A", AND SHOWN FOR THE RETREAT
 ALL NUISANCE FLOW AND FIRST FLUSH STORM FLOW
 WILL BE TREATED WITHIN THE WATER QUALITY BASIN
 PRIOR TO RELEASING INTO

EASEMENT NOTES
 ALL EASEMENTS OF RECORD FOR THIS LOT ARE NOTED HEREON

STRUCTURE NOTES
 ALL BUILDINGS SHOWN HEREON TO REMAIN



- SYMBOLS:**
- INDICATES ROCK OUTCROPPING
 - INDICATES PICTURE NO.-POSITION OF PICTURE & DIRECTION WHICH PICTURE TAKEN
 - INDICATES EXIST. SITE AREA OF FOR FUTURE RESIDENCES.

DATE PREPARED
 APRIL 2020

ENGINEER
 INLAND VALLEY DEVELOPMENT CONSULTANTS
 26181 SUN CITY BLVD
 MENIFEE, CA. 92586
 PHONE: (951) 809-4806
 jbishop@inlandvalleydev.com

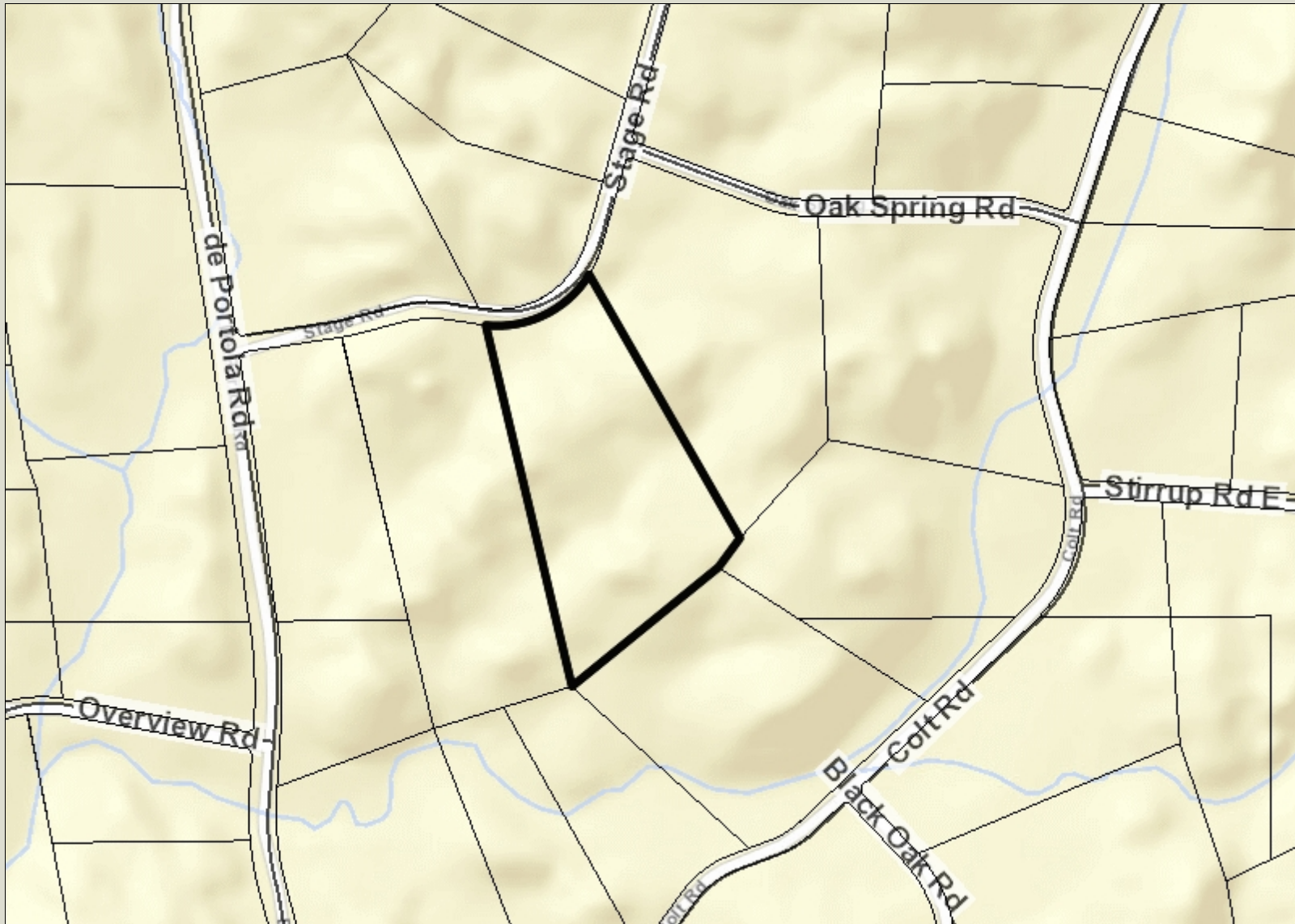
REV	DATE	DESCRIPTION	APD

COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP
NO. 37932
 SCHEDULE "H"

Drawn By: JB	DWG. NO. _____
Checked By: JB	SHEET 1
Scale: AS SHOWN	OF 1 SHEETS

Tentative Parcel Map No. 37932 (TPM37932)

Vicinity Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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.

Notes

APN: 470-290-043

0 752 1,505 Feet

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Tentative Parcel Map No. 37932 (TPM37932)

General Plan - Land Use Designation Map



Legend

- Parcels
- General Plan Land Use**
- Rural Community - Estate Density f
- Rural Community - Very Low Densi
- Rural Community - Low Density Re
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation



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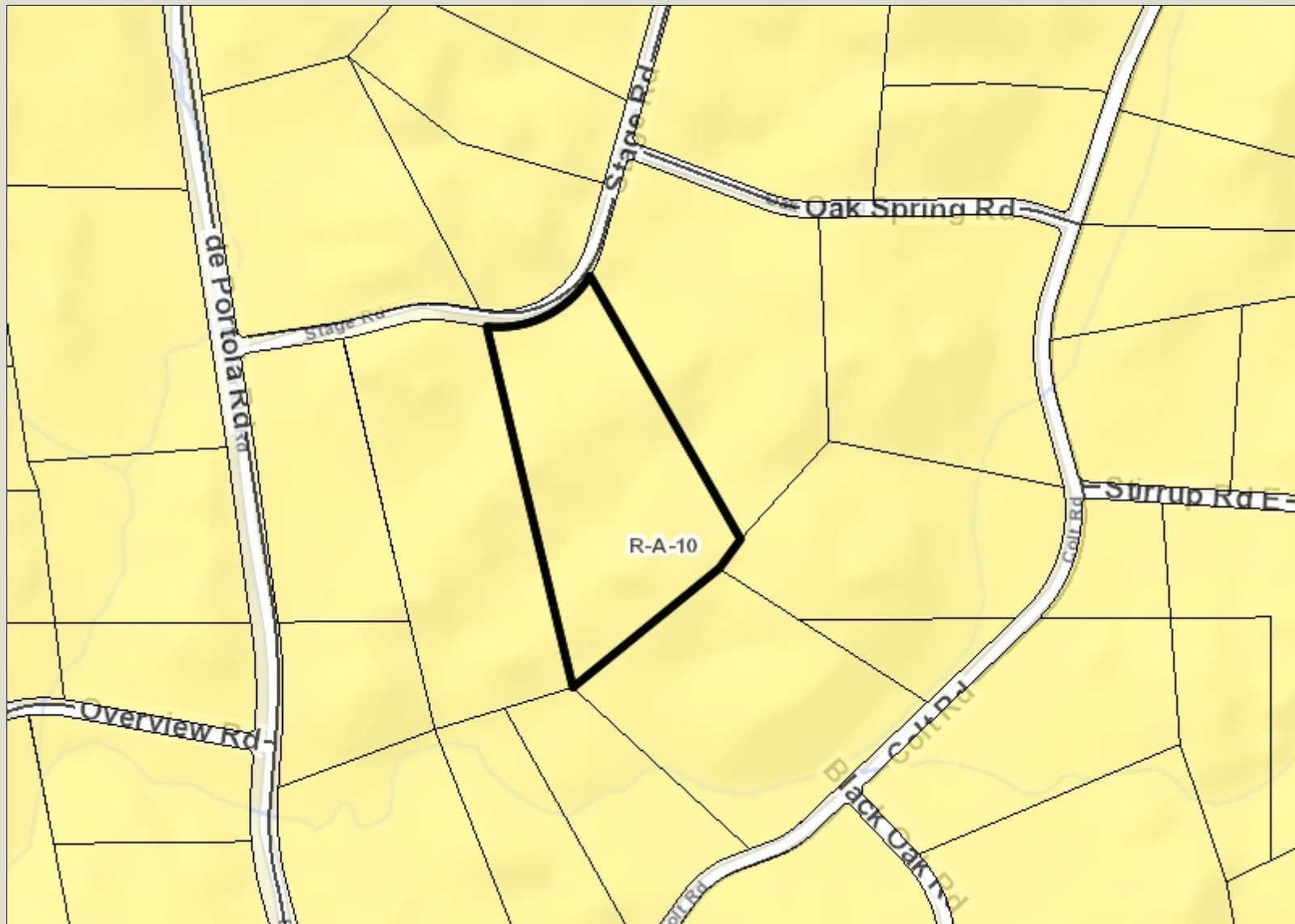
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Notes

APN: 470-290-043

Tentative Parcel Map No. 37932 (TPM37932)

Zoning Map



Legend

- Parcels
- Zoning**
- OTHER ZONING
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10



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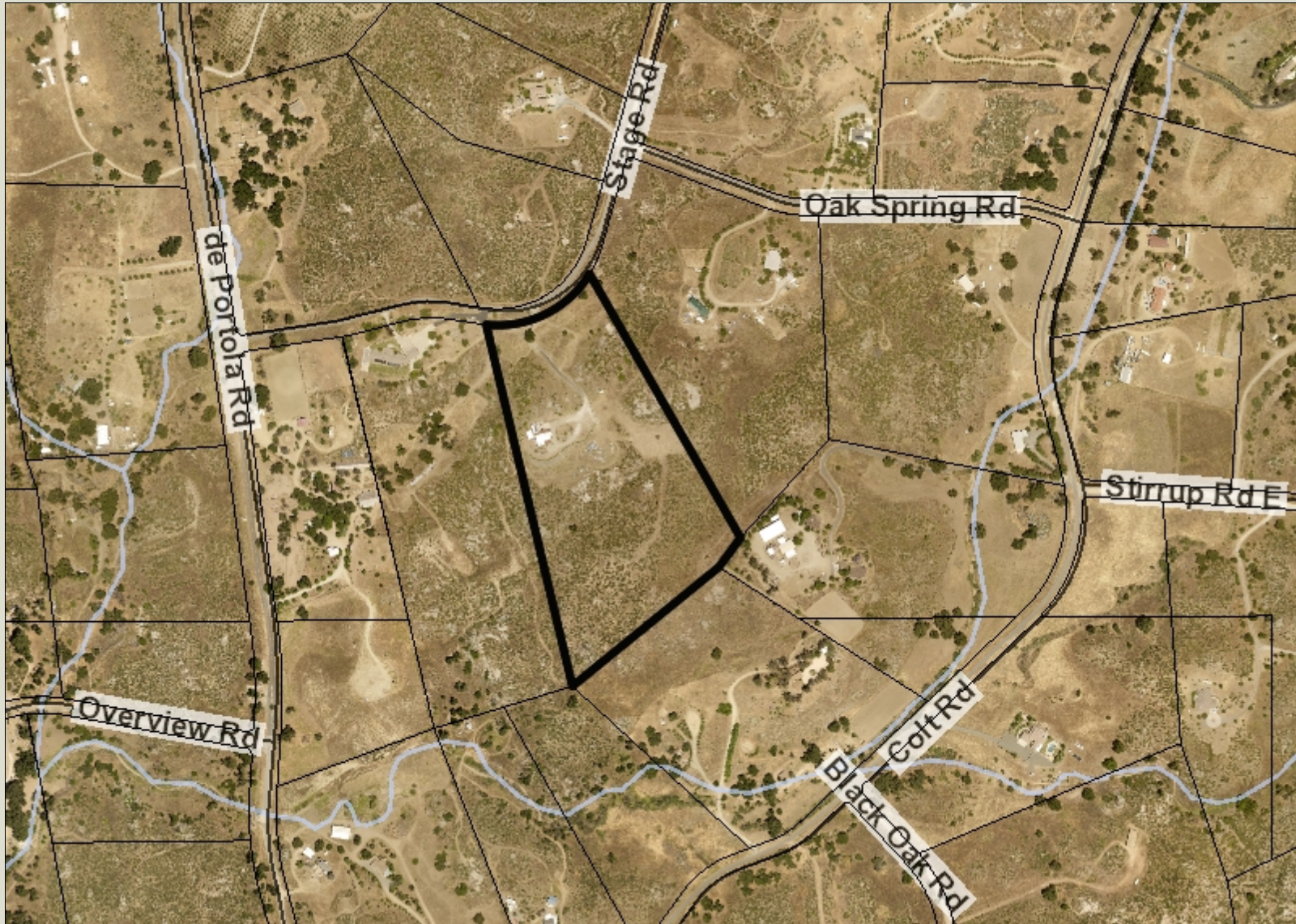
Notes

APN: 470-290-043







Tentative Parcel Map No. 37932 (TPM37932)

Aerial Map



Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas



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Notes

APN: 470-290-043

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

NOTICE OF EXEMPTION

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

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

Project Title/Case No.: TPM37932 / CEQA Exempt Sections 15315 and 15061 (b)(3)

Project Location: APN: 470-290-043

Project Description: A proposal for a Schedule "H" subdivision of 20.67 gross acres into two approximately 10-acre residential lots. Tentative Parcel Map No. 37932 requests for an exception per Ordinance No. 460. Section 3.1.C to exceed a length to width ratio of 4 to 1 as required per Ordinance No. 460 Section 3.8.C. - APN: 470-290-043

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Jack Bishop – Inland Valley Development – 26181 Sun City Blvd., Menifee, CA 92586

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 - No Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15315 Class 15, Minor Land Divisions
- Statutory Exemption (_____)
- Other: Section 15061 (b)(3)

Reasons why project is exempt:

The proposed division of land falls under Section 15315 (Minor Land Divisions) of the CEQA Guidelines which requires that the division of property be in an urbanized area zoned for residential, commercial or industrial uses, into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions would be required, all services and access to the proposed parcels are consistent with local standards and are available, the parcel has not been involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have a slope greater than 20 percent. None of the environmental conditions or development impacts noted under Section 15300.2 would occur on this site.

The proposed division of land falls also under Section 15061 (b)(3) Common Sense California Environmental Quality Act (CEQA) Exemption. It can be seen with certainty that there is no possibility the division of land from 20 acres to two 10 acre parcels may have a significant effect on the environment pursuant to CEQA Guidelines Section 15061(b)(3). No development or physical disturbance of land is proposed for this project. No future development plans have been proposed or submitted for the project. Any future development proposed for the divided parcels would require its own independent development applications and approvals and would require compliance with the California Environmental Quality Act.

Alexander Opulencia
County Contact Person

Signature

(951) – 955 – 0972
Phone Number

Urban Planner I
Title

07/17/2023
Date

Date Received for Filing and Posting at OPR: _____



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

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



07/13/23, 1:26 pm

TPM37932

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37932. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval Tentative Parcel Map No. 37932 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map for Schedule "H" subdivision of 20.67 gross acres into two approximately 10-acre-residential lots.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP

Tentative Parcel Map No. 37932, Exhibit A, dated September 13, 2021.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - Hold Harmless

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Tentative Parcel Map, 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 the Tentative Parcel Map, 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.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

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

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

E Health

E Health. 1 DEH ECP COMMENTS

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

Fire

Fire. 1 Gen - Custom

Fire Department Advisory Comments

Flood

Flood. 1 Flood Hazard Report

4/15/2021

Tentative Parcel Map (PM) 37932 is a proposal for a Schedule H subdivision of 2.26 acres into two single residential lots in Hemet area with minimum lot size of 10 acres. The site is located adjacent to the Stage Rd., west of Oak Springs Rd., east of De Portola Rd. and north of Colt Rd.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

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

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

Transportation

Transportation. 1

Gen - Custom

- The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
- Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.
- Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

Waste Resources

Waste Resources. 1

Gen - Custom

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Gen - Custom (cont.)

- 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.

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50. Prior To Map Recordation

Fire

050 - Fire. 1 Gen - Custom Not Satisfied

Prior to Map Recordation

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

050 - Fire. 2 Gen - Custom Not Satisfied

Prior to Map Recordation

The following note shall be included on the Environmental Constraint Sheet or equivalent: "Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Additional requirements may be required pursuant to this plan."

050 - Fire. 3 Gen - Custom Not Satisfied

Prior to Permit Issuance

The following note shall be included on the Environmental Constraint Sheet or equivalent: "Structures constructed in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations Title 14 Fire Safety Regulations."

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

050 - Flood. 2 Delineate Watercourse on ECS Not Satisfied

The natural watercourse(s) that traverse(s) Parcel Map (PM) 37932 shall be delineated and labeled on the Environmental Constraint Sheet to accompany the Final Map. A note shall be placed on the Environmental Constraint Sheet stating:

"The natural watercourse(s) must be kept free of all buildings and obstructions including fill. Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed."

Plan: TPM37932

Parcel: 470290043

50. Prior To Map Recordation

Flood

050 - Flood. 3 Submit ECS & Final Map Not Satisfied

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

Planning

050 - Planning. 1 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 ECS 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 FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine is 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.

Survey

050 - Survey. 1 FINAL MAP REQUIREMENNTS 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.

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.

Plan: TPM37932

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION (cont.) Not Satisfied

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

PM37932 is located within the boundaries of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 Fee Balance Not Satisfied

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

060 - Planning. 2 HILLSIDE DEVELOPMENT STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 3 SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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60. Prior To Grading Permit Issuance

Planning-EPD

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

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

Prior to issuance of a permit for grading, including grubbing and clearing, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

Transportation

060 - Transportation. 1 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied

WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <https://rctlma.org/trans/Land-Development/WQMP>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

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 Approved Sewage Disposal Not Satisfied

Upon development of the parcel, an approved method of sewage disposal will be required.

With any review of onsite wastewater treatment system (OWTS)/septic, site will first be evaluated for sewer availability. If sewer is available, connection to sewer will be required.

To review an OWTS, a soil percolation report consistent with the Department's Local Agency Management Program (LAMP) will be required for the proposed OWTS/septic design.

Call 951-955-8980 for any additional details.

080 - E Health. 2 Approved Water Source Not Satisfied

Upon development of the parcel, an approved water source will be required.

Based on what was proposed with TPM37932, an individual domestic well is intended to be the water source. Well permitting and clearance must be conducted with the Department to ensure compliance with site location, bacteriological standards, nitrate, fluoride and total dissolved solids and other requirements of CA Water Well Standards, Riverside County Ordinance 682 and other applicable regulations.

Call 951-955-8980 for any additional details.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

PM37932 is located within the boundaries of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Fee Balance Not Satisfied

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

080 - Planning. 2 Roof Mounted Equipment Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Roof Mounted Equipment (cont.) Not Satisfied
Department approval.

080 - Planning. 3 SCHOOL MITIGATION Not Satisfied
Impacts to the TEMECULA VALLEY UNIFIED School District shall be mitigated in accordance with California State law.

080 - Planning. 4 Underground Utilities Not Satisfied
All utility extensions within a lot shall be placed underground.

Transportation

080 - Transportation. 1 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied
WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <https://rctlma.org/trans/Land-Development/WQMP>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

This condition applies if a WQMP is required, but a grading permit is not required.

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied
Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

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.

Planning

090 - Planning. 1 ORD 810 Open Space Fee Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the application shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2 Ordinance 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 construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 DRIVEWAY APPROACH INSTALL Not Satisfied

Residential Driveway shall be installed according to the County Standard No. 206, Ordinance No. 461.

090 - Transportation. 2 FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF)

090 - Transportation. 3 RCTD-CWQ - CONDITIONAL WQMP COMPLETION Not Satisfied

Plan: TPM37932

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD-CWQ - CONDITIONAL WQMP COMPLETION (coNot Satisfied
WQMP is not required for entitlement. However, if a WQMP is required during the plan check phase, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

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

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

PROPERTY OWNERS CERTIFICATION FORM
APN 470-290-043

I, Alexander Opulencia, certify that on
(Print Name)

07/06/2023 the attached property owners list
(Date)

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

Distance Buffered: 1300'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Alexander Opulencia

TITLE/REGISTRATION Urban and Regional Planner I

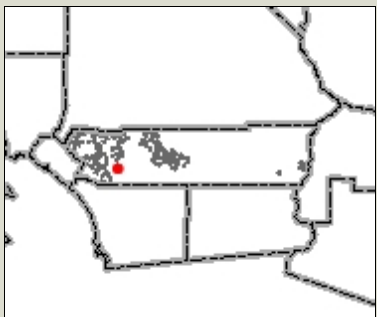
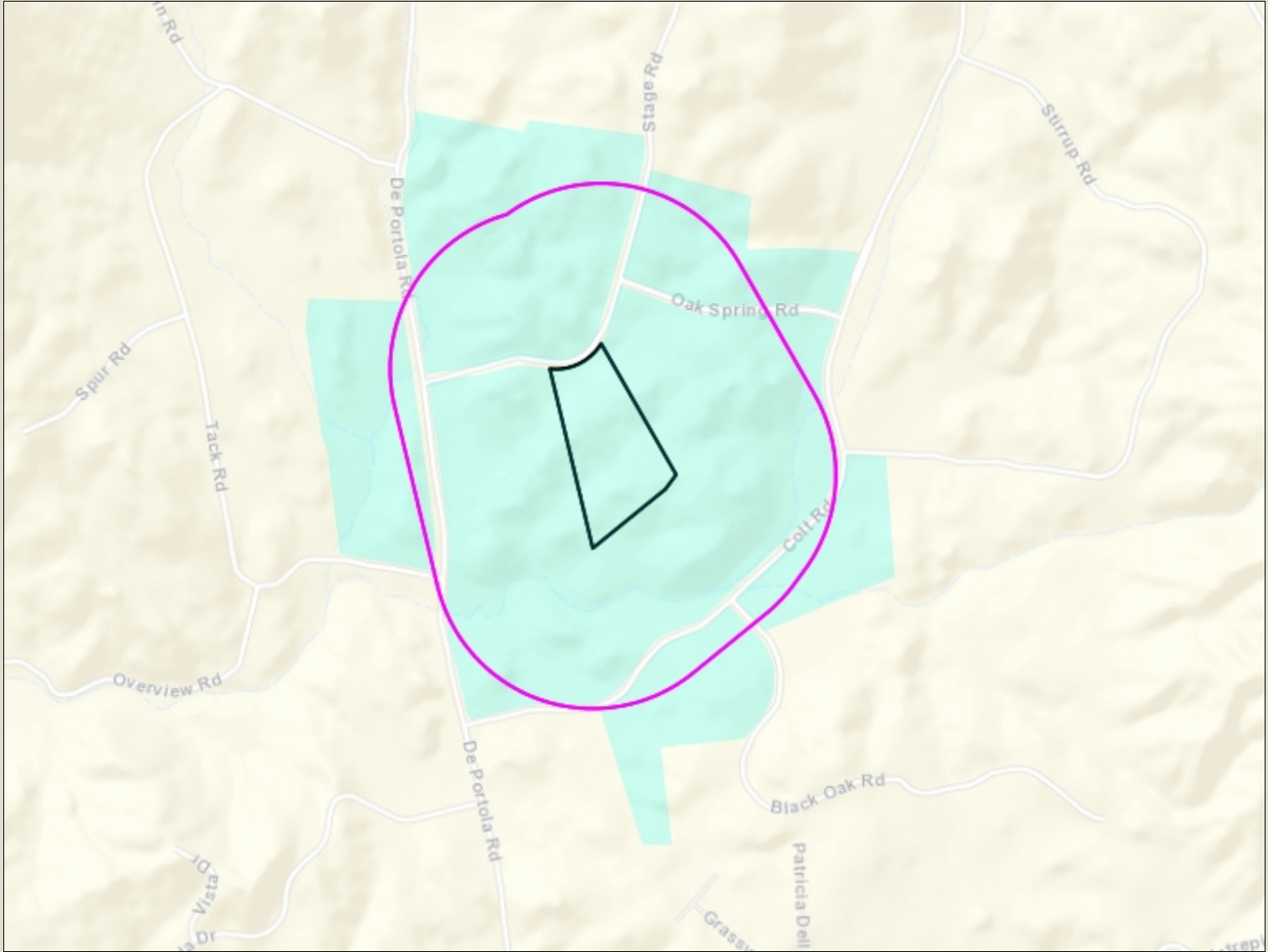
ADDRESS: 4080 Lemon St. 12th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-0972

Riverside County GIS Mailing Labels

APN: 470-290-043



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World Street Map

Notes



0 1,562 3,125 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... 7/6/2023 4:07:13 PM

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ROSS MCINTYRE
35280 STAGE RD
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COLLINS & CHIANG LIVING TRUST DTD
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