

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



ITEM: 1.2
(ID # 24001)

MEETING DATE:
Tuesday, February 27, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 37995 - Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Alma Rubio Engineer/Representative: Miguel Villasenor – Fifth Supervisorial District – Lake View Zoning District – Lakeview / Nuevo Area Plan - General Plan Land Use: Rural Community: Low Density Residential (RC : LDR) – Zoning: Residential Agriculture (R-A) – Location: North of Yucca Avenue, east of Hansen Avenue, south of Citrus Street, and west of 6th Street - 2.78 Gross Acres - REQUEST: Schedule "H" subdivision of one legal lot comprising 2.78 gross acres into two (2) lots measuring 1.07 gross acres and 1.71 gross acres. No buildings, infrastructure, or other improvements are proposed - APN: 426-140-037. 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 at public hearing on October 30, 2023.

ACTION:Consent

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: February 27, 2024
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. 37995 is a proposal for a Schedule “H” - subdivision of one legal lot comprising 2.78 gross acres into two lots measuring 1.07 (gross) acres and 1.71 (gross) acres. No buildings, infrastructure or other improvements are proposed.

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

The Project site is within the Lakeview/Nuevo Area Plan and the Lakeview Area District. The Project site is located at 19985 6th Street, north of Yucca Avenue, east of Hansen Avenue, south of Citrus Street, and west of 6th Street.

Planning Director's Decision

The Planning Director approved the Tentative Parcel Map at a noticed public hearing on October 30, 2023. No appeal of the Director’s was submitted during the 10-calendar day appeal period following the noted hearing date.

Board Action

The Planning Director’s decision is final and no action by the Board of Supervisors is required unless the latter 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

The approved scope of work was analyzed pursuant to requirements of the California Environmental Quality Act (CEQA) and determined to be Categorical Exempt pursuant to Section 15315 (Class 15 - Minor Land Divisions) of the CEQA Guidelines, and further, that none of the Exceptions to the cited Categorical Exemption as defined in Section 15300.2 are applicable.

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

Additional Fiscal Information

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

ATTACHMENTS:

- A. Director's Hearing Report of Actions
- B. Director's Hearing Staff Report Package
- C. Tentative Parcel Map No. 37995



Jason Farin, Principal Management Analyst 2/20/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – October 30, 2023
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1.0 **CONSENT CALENDAR**
NONE

2.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**
NONE

3.0 **PUBLIC HEARINGS – NEW ITEMS:**

3.1 **TENTATIVE PARCEL MAP NO. 37995 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Alma Rubio Engineer/Representative: Miguel Villasenor – Fifth Supervisorial District – Lake View Zoning District – Lakeview / Nuevo Area Plan - General Plan Land Use: Rural Community: Low Density Residential (RC : LDR) – Zoning: Residential Agriculture (R-A) – Location: North of Yucca Avenue, east of Hansen Avenue, south of Citrus Street, and west of 6th Street - 2.78 Gross Acres - **REQUEST:** Schedule “H” subdivision of one (1) legal lot comprising 2.78 gross acres into two (2) lots measuring 1.07 gross acres and 1.71 gross acres. No buildings, infrastructure, or other improvements are proposed - APN: 426-140-037 – Project Planner: Jennifer Lopez at (951) 955-3107 or email at Jelopez@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

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

APPROVED Tentative Parcel Map No. 37995, subject to the advisory notification document and conditions of approval.

3.2 **TENTATIVE PARCEL MAP. 37979 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Desert Empire Homes – Engineer/Representative: Watson Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: East of Harrison Street, North of 70th Avenue, West of Polk Street, and South of 68th Avenue – 77.71 Gross Acres – Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) and Residential Incentive (R-6) – REQUEST: Schedule “J” subdivision of two (2) parcels totaling 79.6 gross acres with an existing 515 space mobile home park into three (3) parcels for finance and conveyance purposes only. The application includes a request for a waiver of the final map – APN(s): 751-280-018, 751-280-019. Project Planner: Rafael Garcia at (951) 955-5719 or email at rafgarci@rivco.org.

Planning Director's Actions:

Public Hearing: Open

CONTINUED to a date certain of December 4, 2023.

4.0 **SCOPING SESSION**
NONE

5.0 **PUBLIC COMMENTS**

ADJOURNMENT: 1:36 p.m.



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

Agenda Item No.

3.1

(ID # 23231)

MEETING DATE:

Monday, October 30, 2023

SUBJECT: TENTATIVE PARCEL MAP NO. 37995 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Alma Rubio Engineer/Representative: Miguel Villasenor – Fifth Supervisorial District – Lake View Zoning District – Lakeview / Nuevo Area Plan - General Plan Land Use: Rural Community: Low Density Residential (RC : LDR) – Zoning: Residential Agriculture (R-A) – Location: North of Yucca Avenue, east of Hansen Avenue, south of Citrus Street, and west of 6th Street - 2.78 Gross Acres - REQUEST: Schedule “H” subdivision of one (1) legal lot comprising 2.78 gross acres into two (2) lots measuring 1.07 gross acres and 1.71 gross acres. No buildings, infrastructure, or other improvements are proposed - APN: 426-140-037 – Project Planner: Jennifer Lopez at (951) 955-3107 or email at Jelopez@rivco.org.

PROPOSED PROJECT

| | |
|-------------------------|----------------|
| Case Number(s): | TPM37995 |
| Environmental Type: | Exemption |
| Area Plan No. | Lakeview/Nuevo |
| Zoning Area/District: | Lakeview Area |
| Supervisorial District: | Fifth District |
| Project Planner: | Jennifer Lopez |
| Project APN(s): | 426-140-037 |
| Continued From: | |



John Hildebrand, Planning Director 10/26/2023

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP No. 37995 (TPM37995) is a Schedule “H” subdivision of one legal lot comprising 2.78 gross acres into two lots measuring 1.07 (gross) acres and 1.71 (gross) acres. No buildings, infrastructure or other improvements are proposed.

The Project site is located at 19985 6th Street, north of Yucca Avenue, east of Hansen Avenue, south of Citrus Street, and west of 6th Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

FIND that the project is **EXEMPT** from analysis under to the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 15 - Minor Land Division) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37995, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

| |
|---------------------|
| PROJECT DATA |
|---------------------|

Land Use and Zoning:

| | |
|---|--|
| Specific Plan: | N/A |
| Specific Plan Land Use: | N/A |
| Existing General Plan Foundation Component: | |
| Existing General Plan Foundation Component: | Rural Community (RC) |
| Proposed General Plan Foundation Component: | N/A |
| Existing General Plan Land Use Designation: | Low Density Residential (LDR) |
| Proposed General Plan Land Use Designation: | N/A |
| Policy / Overlay Area: | N/A |
| Surrounding General Plan Land Uses | |
| North: | Conservation (C) |
| East: | Low Density Residential (RC-LDR) |
| South: | RC-LDR |
| West: | RC-LDR |
| Existing Zoning Classification: | |
| Existing Zoning Classification: | Residential Agricultural (R-A) |
| Proposed Zoning Classification: | N/A |
| Surrounding Zoning Classifications | |
| North: | Residential Agricultural (R-A), Manufacturing- Service Commercial (M-SC) |
| East: | Residential Agricultural (R-A) |
| South: | R-A |
| West: | R-A |
| Existing Use: | |
| Existing Use: | Residential –Single-Family Dwellings |
| Surrounding Uses | |
| North: | Industrial Building |
| East: | Single-Family Dwellings |
| South: | Single-Family Dwelling |

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

West: Single-Family Dwellings

Project Details:

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|--------------------------------|--|---|
| Project Site (Acres): | 2.78 gross acres | One single-family dwelling per (minimum) ½ acre |
| Proposed Minimum Lot Size: | Parcel 1: 1.07 gross acres Parcel 2: 1.71 gross acres | ½ gross acre (minimum) |
| Total Proposed Number of Lots: | two | N/A |
| Map Schedule: | H | |

Located Within:

| | |
|--|-------------------|
| City's Sphere of Influence: | No |
| Community Service Area (CSA): | Yes – 146 and 152 |
| Special Flood Hazard Zone: | No |
| Agricultural Preserve: | No |
| Liquefaction Area: | Yes – Moderate |
| 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 |
| Airport Influence Area (AIA): | No |

PROJECT LOCATION MAP

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING

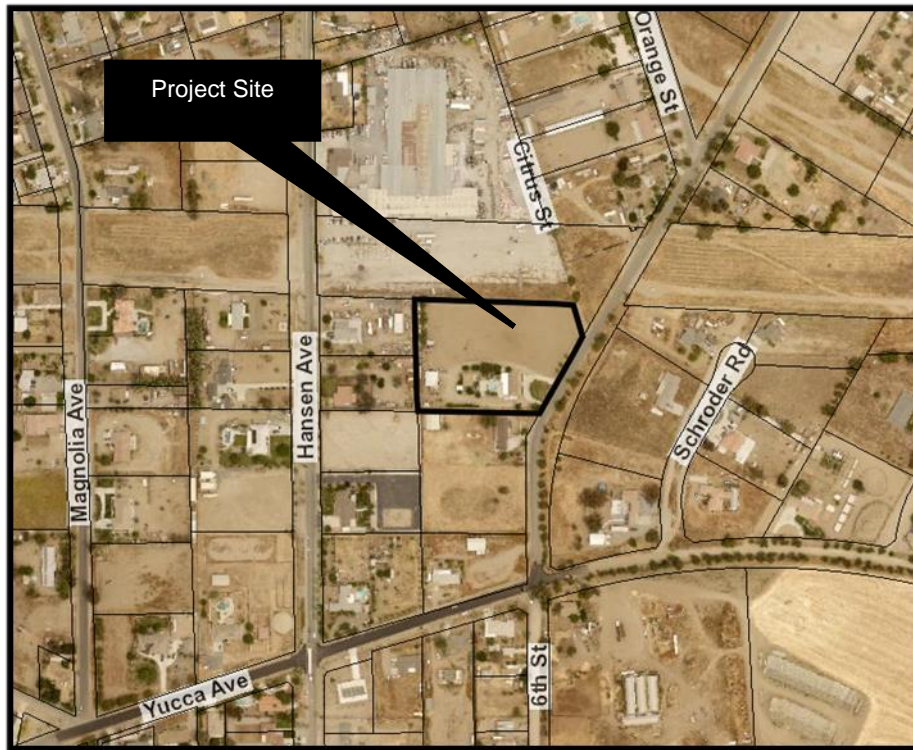


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Parcel Map No. 37995 was submitted to the County of Riverside on May 24, 2021. The proposed subdivision is a Schedule "H" parcel map that seeks to subdivide one legal lot comprising 2.78 (gross) acres into two residential lots measuring 1.07 (gross) acres (Parcel 1) and 1.71 (gross) acres (Parcel 2) respectively. No buildings, infrastructure or other improvements are proposed in conjunction with the subdivision. Parcel 1 is presently developed with a single-family residence, mobile-home, and detached garage that are proposed to remain. The subject site is topographically flat, and the general characteristic of the surrounding neighborhood consists of residential lots (both developed and vacant) and therefore the proposed subdivision would align with the surrounding area.

Pursuant to Section 6.4 (C) of Ordinance No. 460, the Planning Director, acting as the determining "Advisory Agency," may require a noticed public hearing for a parcel map and where the proceeding is determined to be in the interest of the communities' health, safety and welfare. The Director has determined a hearing to be required for Tentative Parcel Map No. 37995, with notice provided to the public a minimum of 10 days prior to the hearing date noted herein. The Director's decision on the map shall be final, subject to appeal to the Planning Commission within 10 days of the determination.

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

General Plan Consistency:

The Project site has a (General Plan) Foundation Component designation of Rural Community (RC), and a Land Use designation of Low Density Residential (LDR). The RC Foundation Component is applied to more rural communities and neighborhoods where animal-keeping uses and more limited infrastructure are prevalent and; the LDR Land Use allows for the development of detached single-family residential dwellings on large parcels at a density range of one unit per half acre to one acre. Equestrian and other animal-keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The proposed project is found to be consistent with the General Plan Land Use designation as it proposes a residential subdivision that would result in lot sizes within the permissible range of the RC-LDR Land Use. Further details are provided in the Land Use findings below.

Zoning Consistency:

The Project site is zoned as Residential Agriculture (R-A), with development standards outlined in Article VI (b), Section No's. 6.51, 6.52, and 6.53 of Ordinance No. 348. Staff has reviewed the Project and determined that it is compliant with the applicable development standards of the R-A zoning classification, including specifically, minimum dimensions, access from the adjacent roadway and overall area for each proposed lot. Further details are provided in the Development Standards Findings below.

Third and Fifth Supervisorial District Design Standards and Guidelines:

The Board of Supervisors has adopted Design Guidelines for development proposed in the County's Third and Fifth Districts, providing recommendations and standards for a wide range of topics including site and building design. While the subject Project is located within the Fifth District (and so subject to review against the Guidelines), the scope of work does not include a proposal for new structures and so the document is not applicable. However, a condition of approval has been included herein stating that should any structures be proposed on lots approved via this subdivision, that such be reviewed against the Guidelines and ultimately designed in compliance with any applicable recommendations or standards.

Schedule "H" Subdivision:

The proposed Project is a Schedule "H" parcel map, defined per Ordinance No. 460, Section 10.13 as any division of land into four parcels or less, and where all parcels are not less than one acre in gross area. Schedule "H" maps require specific design and improvements, including minimum dimensions for streets (if proposed), provision of utilities and waste disposal, among others. The Project has been reviewed and conditioned to comply with all applicable standards of Ordinance No. 460 and would consequently comply with standards of a Schedule "H" subdivision.

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

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

Staff have analyzed the proposed scope of work pursuant to requirements of the California Environmental Quality Act (CEQA) and determined the proposed Schedule "H" subdivision map to be Categorically Exempt pursuant to Section 15315 (Class 15 -Minor Land Divisions) of the CEQA Guidelines, and further, that none of the Exceptions to this Categorical Exemption as defined in Section 15300.2 are applicable. Class 15 Exemptions specifically apply to the division of property located in urbanized areas; zoned for residential, commercial or industrial use; where proposed subdivision would result in the creation of four or fewer parcels that conform with the General Plan and zoning. Furthermore, no variances or exceptions requested or required; all services and access to the proposed parcels to local standards are available; where the parcel was not involved in the division of a larger parcel within the previous 2 years; and the parcel does not have an average slope greater than 20 percent.

The proposed subdivision would result in two parcels that would comply with the Land Use designation of Rural Community Low Density Residential (RC-LDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Residential Agricultural (R-A). In addition, the subject site has not been involved in a land division within the previous years. There is no proposed development, nor contains slopes of a steepness greater than 20 percent, and no variances or other exceptions are required for approval. Furthermore, compliant access will be provided to both lots from adjacent 6th Street, utility service can be provided to the site, with each parcel to have their own septic system.

Section §15387 of the State CEQA Guidelines provides that the Lead Agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S Bureau of Census designating the area as "urbanized". Section 15387 further provides that urbanized areas include communities with a population density of at least 1,000 persons per square mile and that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The Project site is adjacent to the City of San Jacinto, which has a population density of 2,209 per square mile, and therefore is classified as an "urbanized area".

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under the State CEQA Guidelines Section 15300.2, in that the scope of work would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. Additionally, the project site is not located within a fault zone.

FINDINGS AND CONCLUSIONS

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

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

Land Use Findings:

1. The Project site has a (General Plan) Foundation Component designation of Rural Community (RC), and a Land Use designation of Low Density Residential (LDR). The RC Foundation Component generally applies to rural communities and neighborhoods, where animal-keeping uses, and limited infrastructure are more prevalent. The LDR Land Use allows for the development of detached single-family residential dwellings on large parcels at a density range of one unit per half acre to one acre. Equestrian and other animal-keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The proposed map is consistent with this designation as it will subdivide an existing 2.78-acre parcel into two single-family residential lots sized 1.07 (gross) acres and 1.71 (gross) acres, compliant with the referenced density limits of the General Plan.
2. The Project site has a Zoning Classification of Residential Agricultural (R-A), which is consistent with the RC-LDR Land Use Designation. As designed and conditioned, the subject Project complies with the applicable standards identified in Article VIb Section No's. 6.51, 6.52, and 6.53 of Ordinance No. 348, further discussed in the Development Standards section below.

Entitlement Findings:

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

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community, and specific plans and with all applicable requirements of State law and the ordinances of Riverside County in that the map has been reviewed by County staff – including specifically the Fire, Transportation and Planning Departments - and been found to comply with applicable standards of design as enumerated in Ordinance No's. 348 and 460, the latter implementing the State's Subdivision Map Act within the County.
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 meet the density and development standards of the RC-LDR land use and the R-A zoning classification, including minimum lot size, setback requirements, and building intensity. Therefore, the proposed Project is consistent with this finding.
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 in that the Project has been reviewed and conditioned by the relevant Departments, would be consistent with all applicable environmental standards of the County's Ordinances, is not located within an area that has been mapped for conservation, proposes a division of land only, and no grading or construction onsite are proposed; therefore, would not result in damage to fish, wildlife or designated habitats.

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

Additionally, the Project has been conditioned for review by the various Departments if grading and construction were 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.

4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. In that the Project proposes a subdivision that implements the designated land use and zoning set forth 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 result in development that is dissimilar to what already exists or was anticipated for the surrounding area, the quality of living of the surrounding residents would align closely with what they currently experience. Additionally, the Project would not drastically increase in the volume of traffic in the neighborhood. 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. Minimum improvements for a Schedule "H" subdivision 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, will 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 for final confirmation of on-site utilities prior to occupancy of any residential structures to be placed on the subdivided lots. In addition, the minimum requirements for fire protection shall

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

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 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). Therefore, this standard has been met.
 - d. Agricultural Lands. The subject site is not located within an agricultural preserve. The land is zoned R-A; however, it is not 5 acres in size or larger. Thus, it is not identified in the Riverside County Comprehensive 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 of the type of improvement will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. The Project does not contain any easement; furthermore, it has been reviewed by Trans, Planning, and other corresponding departments and has been found to comply with applicable requirements of Ordinance No. 460.
7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification. The R-A zone requires a minimum lot size of 20,000 square feet, a minimum width of 100 feet, and minimum depth of 150 feet. Parcel 1 would be approximately 1.07 gross acres, with a 135-foot width and 323-foot depth. Parcel 2 would be approximately 1.71 gross acres, with an approximately 172-foot width and 388-foot depth. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.

Development Standards Findings:

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

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

1. Lot Size. *Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet.* The R-A zone requires a minimum lot size of 20,000 square feet, a minimum width of 100 feet, and minimum depth of 150 feet. Parcel 1 would be approximately 1.07 gross acres, with a 135-foot width and 323-foot depth. Parcel 2 would be approximately 1.71 gross acres, with an approximately 172-foot width and 388-foot depth. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.
2. Yard Requirements. *Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard.* Although the proposed subdivision does not include any residential development, the Project has been conditioned to meet all standards of development per R-A zone. Moreover, Condition of Approval “AND Planning 8” has been included herein to require that all future structures comply with front, side and rear setbacks per the R-A zoning classification.
3. Height. *One family residence shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height.* The proposed subdivision project does not propose any residential construction currently. The Project has also been conditioned to meet this standard, if future development is to be proposed, on-site (AND Planning. 8) to not have a residential dwelling exceed 40 feet in height or accessory building or structure to exceed 50 feet in height per the R-A zoning classification. Therefore, the Project complies with this standard.
4. Animals. *Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than 20 feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage with the shortest dimension.* There are no animals currently present on-site or that are proposed to be on-site as part of this Project scope. The Project has also been conditioned to meet this standard if future development of this use is to be proposed on-site (AND Planning. 8). Therefore, the Project complies with this standard.
5. Automobile Storage. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* 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. Upon the approval of the subdivision, each lot will have the capacity for a residential dwelling on the site with a driveway access from 6th Street. Any proposed driveway access to a residential dwelling built would provide enough room for automobile storage. Therefore, the Project complies with this standard.

Other Findings:

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

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

2. The project site is not located within a Sphere of Influence.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to review by the Airport Land Use Commission (ALUC).
4. The project site is located within Zone “B” of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone “B.”
5. The project site is located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per 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 onsite, 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 (SRA) and is not within a high fire hazard severity zone.

Conclusion:

1. For the reasons discussed above, the proposed Project is found to conform to all 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

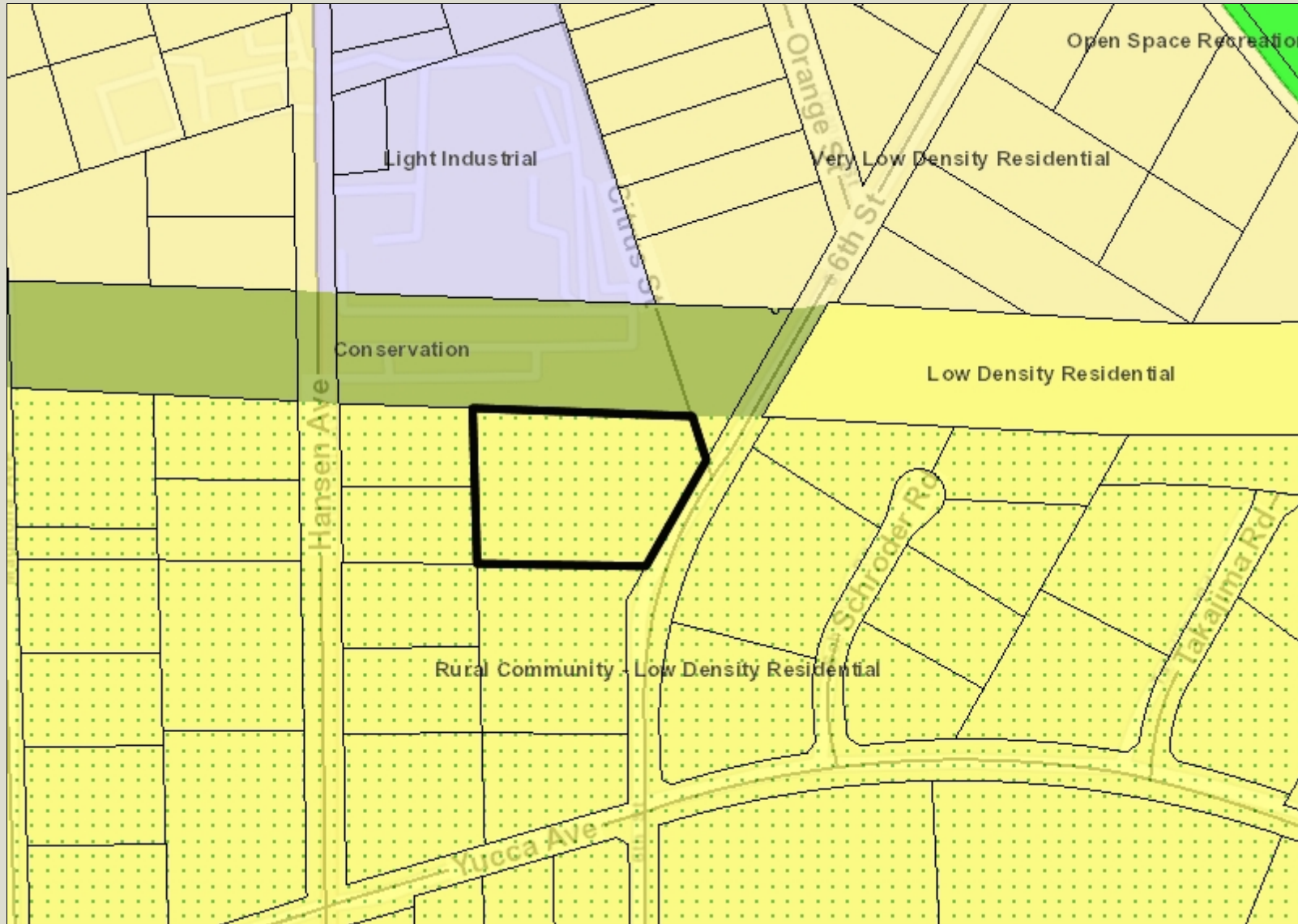
This Project was advertised in the Press Enterprise Newspaper, and notices for the public hearing were mailed to property owners within 600 feet of the site. As of the writing of this report, Planning Staff has not received written communication from community members in support or opposition of the proposed project.

APPEAL INFORMATION

The Director’s determination may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board and include 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.

Tentative Parcel Map 37995(TPM37995)

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



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.

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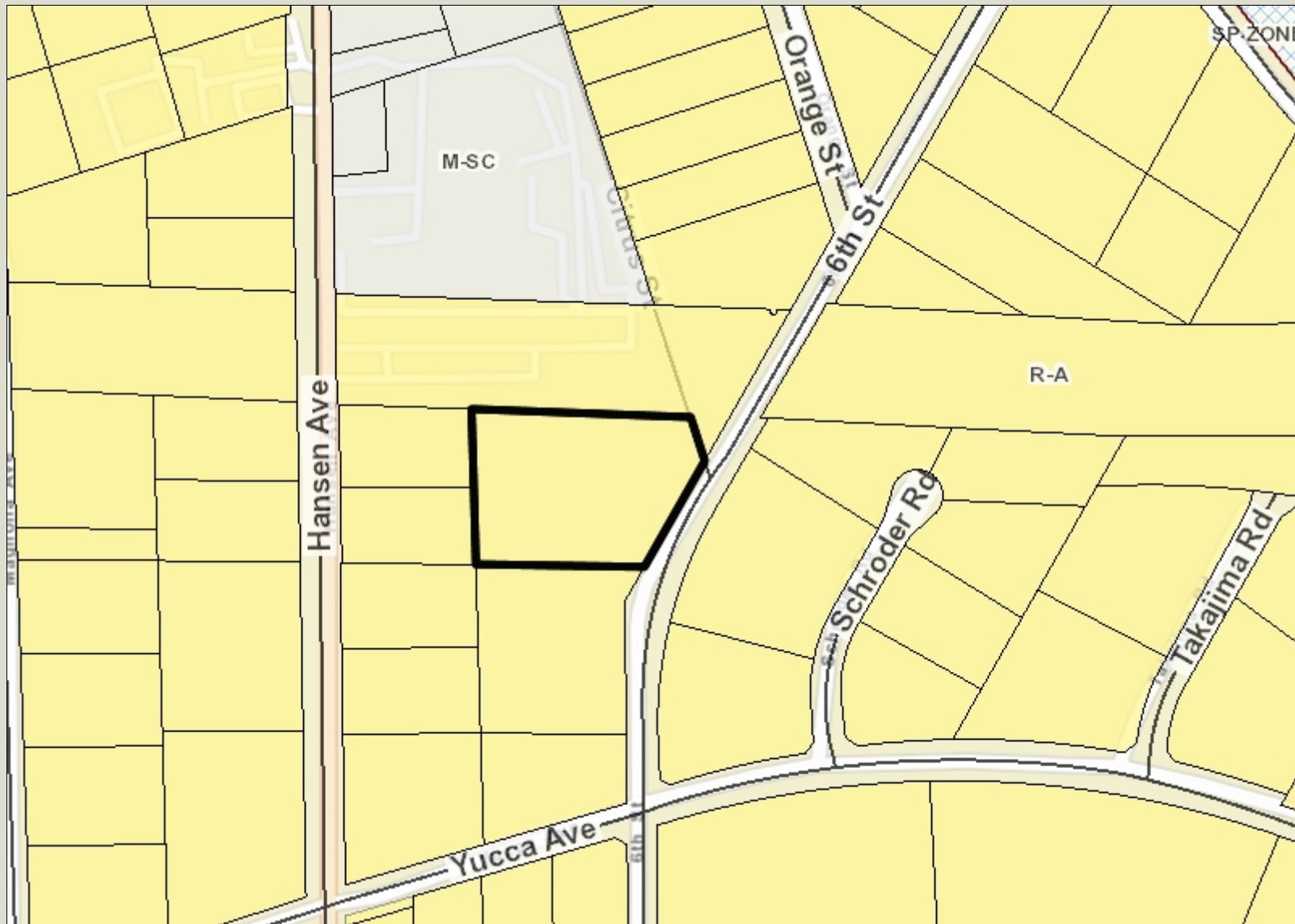
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Notes

APN: 426-140-037

Tentative Parcel Map 37995(TPM37995)

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: 426-140-037

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Tentative Parcel Map 37995(TPM37995)

Aerial Map



Legend

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



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Notes

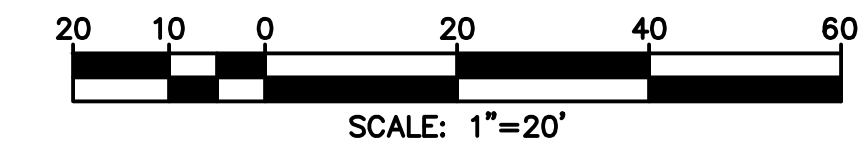
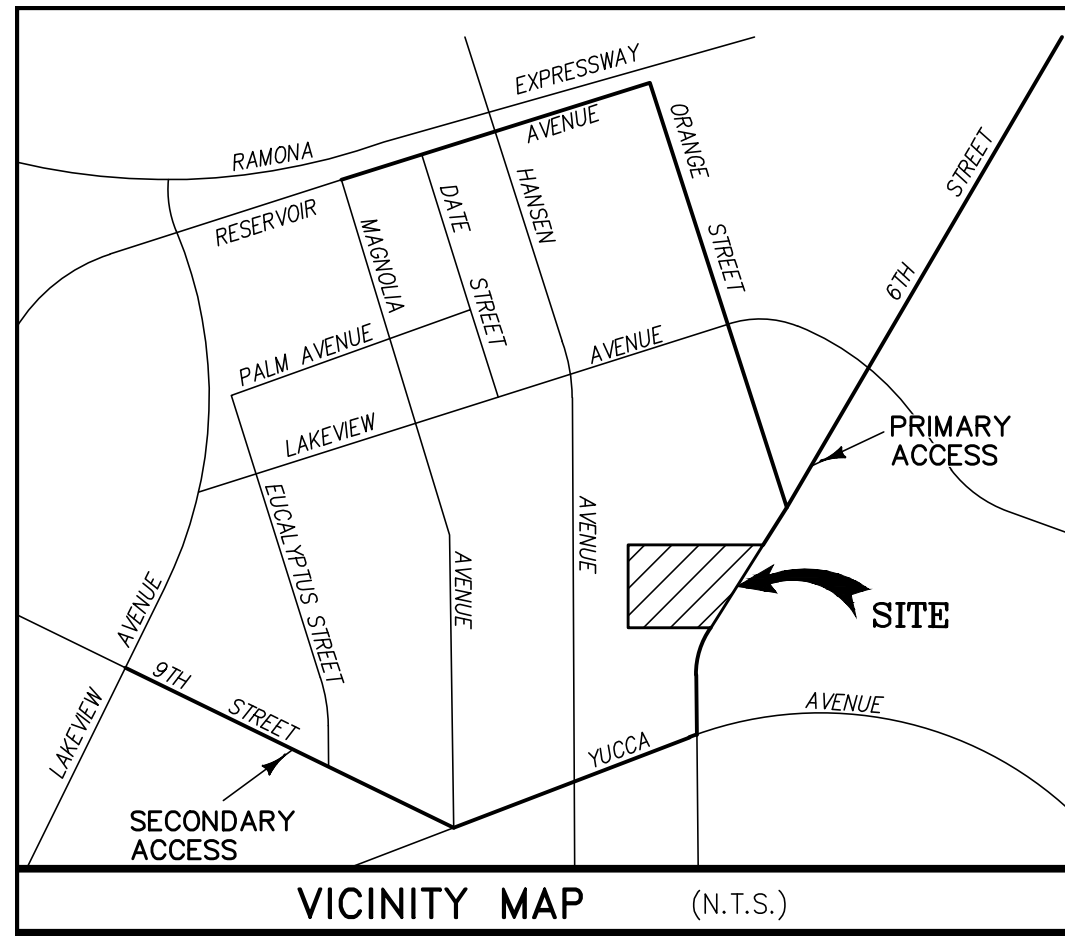
APN: 426-140-037

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IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 37995
 INLAND VALLEY SURVEYING, INC. AUGUST, 2020



OWNER/APPLICANT:
 ALMA ANGELICA RUBIO AND ROSALBA RAMSEY
 19985 6TH STREET
 NUEVO, CA. 92567
 PHONE: (951) 237-4212

EASEMENT NOTE:
 A PORTION OF CITRUS STREET ABANDONED, PER RESOLUTION ABANDONING HIGHWAY, RECORDED DECEMBER 14, 1966, AS INSTRUMENT NO. 119626 OF OFFICIAL RECORDS. ALSO SHOWN ABANDONED IN R.S. 79/2-7, P.M. 114/25-26 AND R.S. 102/44.

SITE ADDRESS:
 19985 6TH STREET
 NUEVO, CA. 92567

AREA:
 2.78 ACRES GROSS
 2.78 ACRES NET

ASSESSORS PARCELS:
 426-140-037

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

TOTAL LOTS:
 NUMBER LOTS 2
 LETTER LOTS 0 (STREET DEDICATION)

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

LEGAL DESCRIPTION:
 2.77 ACRES M/L IN LOT 8 IN BLOCK 14 OF LAKEVIEW MAP No. 4, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE WESTERLY HALF OF CITRUS STREET ADJOINING SAID LOT 8 ON THE EAST AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION RECORDED DECEMBER 14, 1966, AS INSTRUMENT NO. 119626 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF THE EASTERLY PROLONGATION THEREOF, OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, BY DEED RECORDED JANUARY 5, 1934 IN BOOK 152 PAGE 12 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THOMAS GUIDE:
 RIVERSIDE/SAN BERNARDINO COUNTY, YEAR 2004
 PAGE: 779 GRID: B3

UTILITIES:

| | |
|-------------------|---|
| WATER: | NUEVO WATER COMPANY |
| SEWER: | SEPTIC SYSTEM |
| GAS: | SO. CAL. GAS |
| ELECTRIC: | SO. CAL. EDISON |
| TELEPHONE: | SPECTRUM |
| CABLE: | SPECTRUM |
| SCHOOL DISTRICT: | NUVIEW UNION AND PERRIS UNION HIGH |
| SERVICE DISTRICT: | 146-LAKEVIEW/NUEVO/ROMOLAND/ HOMELAND ST LIGHTING, LIBRARY |

ZONING:

| | |
|--------------------|-----------------------------|
| EXISTING ZONING: | R-A RESIDENTIAL-AGRICULTURE |
| EXISTING LAND USE: | LDR LOW DENSITY RESIDENTIAL |
| PROPOSED ZONING: | R-A RESIDENTIAL-AGRICULTURE |
| PROPOSED LAND USE: | LDR LOW DENSITY RESIDENTIAL |

- NOTES:**
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF SUBDIVIDER.
 - THIS LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS.
 - THIS MAP IS NOT INCLUDED IN THE FEMA FLOODWAY MAP OF RIVERSIDE COUNTY, CA.
 - ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
 - ALL DRIVEWAYS SHALL BE A MINIMUM OF 16' IN WIDTH.
 - SCHEDULE "H"
 - THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
 - NO ALTERATIONS WILL BE MADE IN 6TH STREET REGARDING TREES OR ANY OTHER OBSTACLES.
 - PROPERTY IS WITHIN COUNTY SERVICE AREA.

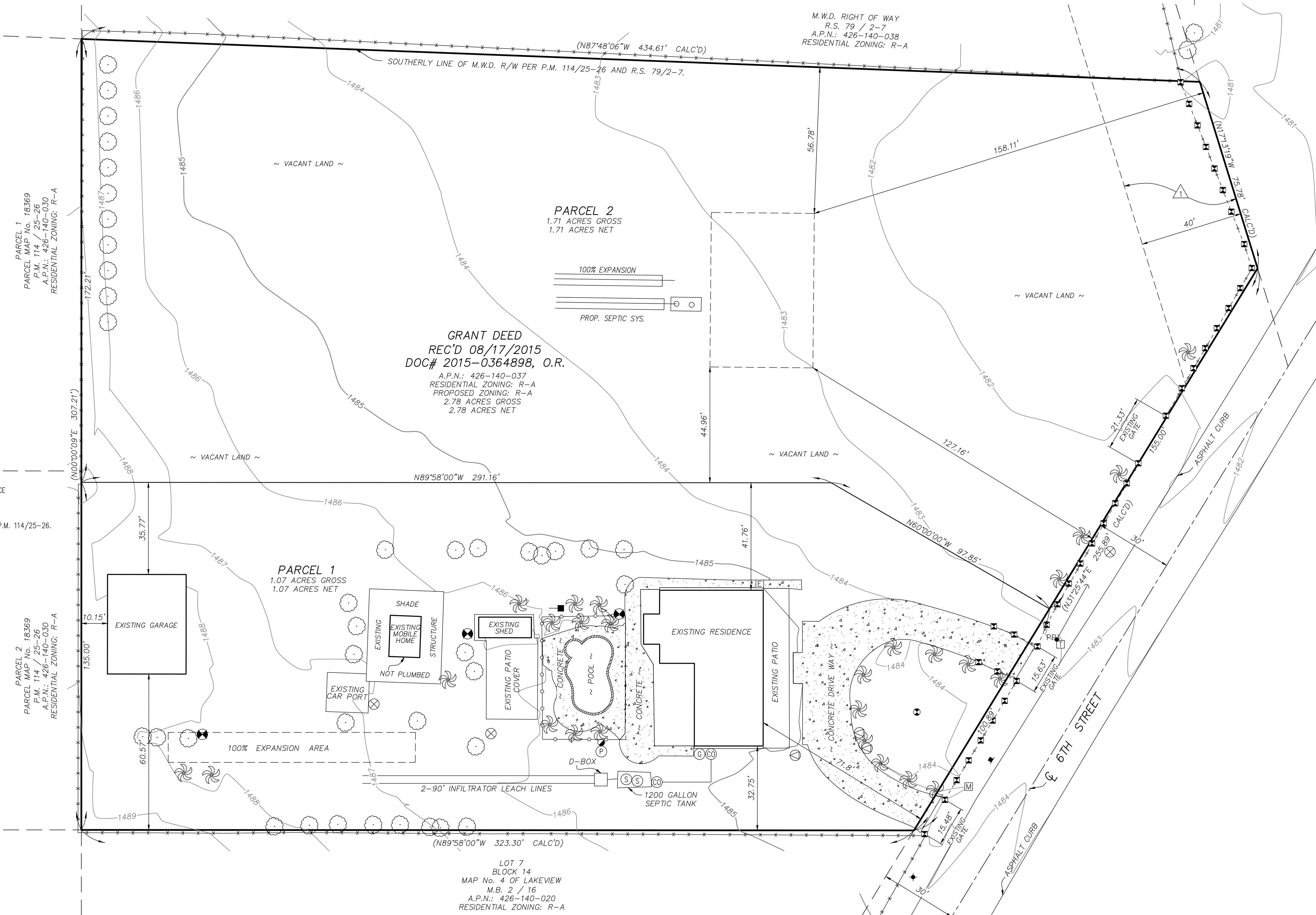
SOURCE OF TOPOGRAPHY:
 FIELD SURVEY FOR THIS SITE WAS PERFORMED ON AUGUST 14, 2020 BY INLAND VALLEY SURVEYING, INC.

BENCHMARK:
 NATIONAL GEODETIC SURVEY DESIGNATION: 3 PCL

STATION DESCRIPTION: AT LAKEVIEW, 500 FEET SOUTH ALONG EUCALYPTUS AVENUE FROM THE INTERSECTION OF EUCALYPTUS AVENUE AND LAKEVIEW AVENUE, 200 FEET EAST ALONG DIRT ROAD FROM EUCALYPTUS AVENUE, 100 FEET SOUTH OF DIRT ROAD, ON WEST WALL OF COLORADO RIVER AQUEDUCT STRUCTURE, FOUND 3" STANDARD BRASS DISK SET FLUSH IN TOP OF THE CENTER OF WEST WALL OF STRUCTURE.

ELEVATION: 1475.73' (NAVD88)

REPRESENTATIVE & PREPARER
 INLAND VALLEY SURVEYING, INC.
 130 WEST WALNUT AVENUE SUITE A-5
 PERRIS CA, 92571
 PHONE: (951) 657-1200
 EMAIL: PLS8509@YAHOO.COM
 MIGUEL A. VILASENOR, PLS



| DATE | REVISIONS: |
|------------|------------------------------------|
| 04/01/2021 | RECONFIGURE PARCEL LINES & ACREAGE |
| | |
| | |



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

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



10/05/23, 11:59 am

TPM37995

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37995. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Tentative Parcel Map No. 37995 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

TENTATIVE PARCEL MAP No. 37995 (TPM37995) is a Schedule "H" subdivision of one legal lot comprising 2.78 gross acres into two lots measuring 1.07 (gross) acres and 1.71 (gross) acres. No buildings, infrastructure or other improvements are proposed.

The Project site is located at 19985 6th Street, north of Yucca Avenue, east of Hansen Avenue, south of Citrus Street, and west of 6th Street.

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 EXHIBIT(S)

APPROVED EXHIBIT A: Tentative Parcel Map No. 37995 Dated 04/01/2021

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

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

E Health

E Health. 1 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 conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

ADVISORY NOTIFICATION DOCUMENT

E Health

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

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 TPM37995 - DEH LAND USE COMMENTS

PROJECT SUMMARY:

-Project is proposing a Schedule "H" subdivision of a 2.78 gross acre vacant lot that will be divided into two (2) parcels.

-Parcel 1 (1.07 gross acres)

-Parcel 2 (1.71 gross acres)

Potable Water Service - Nuevo Water Company

-All lots are proposing to receive potable water service from Nuevo Water Company.

Onsite Wastewater Treatment Systems

-Parcel 1 has an existing 1200 gallon septic tank with 2 - 90' infiltrator leach lines.

-Parcel 2 is a vacant lot.

Fire

Fire. 1 Fire - Advisory

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

Flood. 1 FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 7/6/21

BB ID: 162-680-046

Tentative Parcel Map (TPM) 37995 is a proposal for a Schedule "H" subdivision of approximately 2.77 gross acres into two (2) lots of 1.07 and 1.71 gross acres each. The site is located in the Lakeview-Nuevo area, north of Yucca Avenue, east of Hansen Avenue, south of Citrus Street, and west of 6th Street.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

There is an existing residence with associated shed, carport, pool, mobile home, shade structure, garage and other improvements on the south half of the site (parcel 1), while the north half (parcel 2) is undeveloped. The site is sloped toward the northeast. The site is located on the lakeview-nuevo mountain alluvial fan. and is subject to sheet flow type runoff from the south, and more concentrated flows in streets.

Some flood protection is provided by Lakeview Dam which intercepts runoff from nearly 8 square miles of tributary, however the area northwest of the dam will still be impacted by discharge from the dam outlet until an outlet facility is constructed to convey flows west to the San Jacinto River. Lakeview-Nuevo MDP Lateral D would intercept some of the flows that are currently tributary to this site by intercepting runoff from south of Water Avenue and from the Lakeview Dam outlet. Lateral D is currently in the District's Capital Improvement Plan. The Villages of Lakeview Specific Plan (SP 342) proposed facilities that would provide additional flood protection by intercepting flows south of Yucca Avenue, however it is unknown if or when these improvements will be constructed.

The site is located within the FEMA Shaded X floodplain, indicating that it is subject to flooding shallow flooding resulting from the Lakeview Dam outlet. The finished floor of new buildings shall be a minimum of 18-inches above the highest adjacent ground to protect from offsite flows. These floodproofing measures may protect the improvements from flooding however, a storm of unusual magnitude may still cause some damage. Slope protection shall be provided for fill exposed to erosive flows. If flood facilities (like Lateral D) have been constructed to mitigate flows from Lakeview Dam prior to site development, then the applicant may propose alternative floodproofing measures.

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

The project site is located within the bounds of the Lakeview-Nuevo Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$2,093 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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

Planning

Planning. 1 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:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Hold Harmless (cont.)

(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 NO. 37995 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 NO. 37995 including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

Planning. 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 - Cause for Revocation

In the event the use hereby permitted under this permit,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 Planning - MAP - Cause for Revocation (cont.)

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

Planning. 4 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. 5 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. 6 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. The standards for a Schedule H subdivision are as follows:

A. Streets. The minimum improvements for streets shall be as follows:

1. Parcels between 1 acre and less than 5 acres in gross area.

a. Proposed Streets. The minimum improvements for a roadway section within new dedication(s) or for existing dedications shall be designed and constructed in conformance with Ordinance No. 461 and as per the following designated standards.

1) Primary and General Plan Circulation Element Street serving 50 or more lots - 24 feet graded and based with 6-foot graded shoulders.

2) Collector Street serving 21-49 lots - 24 feet graded and based with 4-foot graded shoulders.

3) Local Street serving 6 to 20 lots - 24 feet graded and based with 2-foot graded shoulders.

4) Cul-de-sac Street serving less than 6 lots - 24 feet graded and based.

5) Access Road - 24 feet graded.

b. If the streets are to be accepted for maintenance by the County, the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

Planning - MAP - MAP ACT COMPLIANCE (cont.)

improvements shall be as follows:

- 1) All streets except as noted in paragraphs 2 and 3 below shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 106, Section B, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions.
- 2) Non-circulatory streets located in an area where the geography will not sustain parcels of lesser size may have the street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461.
- 3) Rural Residential (Local) Roads shall be not less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 138.

c. Existing streets. If any segment of an existing roadway section in which the grade, alignment, and drainage are not adequate as determined by the Transportation and Fire Departments and/or the width of the traveled way is less than 18 feet; street and drainage improvement plans shall be prepared detailing the work necessary for the deficient section to be brought in compliance with County's grade, alignment, and drainage standards as stated in Ordinance Nos. 460 and 461 and the designated roadway sections as listed in section A.1.a. above.

d. Access Roads. The design and construction requirements as stated in sections A.1.a. and A.1.b. above shall pertain for access road(s) from the nearest maintained road(s) as defined in Section 2.3 to the map boundary street(s).

B. Street Improvement Plans. For the purposes of this section, Street Improvement Plans means plans prepared by a registered civil engineer and, as approved by the Transportation Department. The plans shall be drawn on acceptable reproducible material, drawn to a horizontal scale of not greater than 80 feet to an inch, a vertical scale of not greater than 8 feet to an inch, and contain a contour interval plotting of not greater than 5 feet. The plans shall show the following: The existing ground line profile at centerline, the engineered profile at centerline, the plan view layout of all right-of-way dedications, the water courses and the rate of surface runoff for a 100-year storm (Q's 100), the proposed drainage facilities within road dedications, the roadway cut and fill slope requirements, and all major topographic features and existing improvements. Design parameters shall be in compliance with Ordinances Nos. 460 and 461, unless otherwise approved by the Director of Transportation.

C. Other Improvements. Domestic water, fire protection facilities and electrical and communication facilities shall be as required by the Advisory Agency.

D. Sewage Disposal. The minimum requirements for sewage disposal shall be as follows:

1. No sewage disposal collection system is required; however, the land divider may be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board Standards.

E. Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

Planning - MAP - MAP ACT COMPLIANCE (cont.)

specified within this section:

1. Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act and Riverside County Ordinance No. 509.
2. Lands zoned A-1, A-2, or A-P, or A-D identified in the Riverside County Comprehensive General Plan as important farmland shown on the Agricultural Resources Map, and not less than 5 acres in size.

F. Exceptions. For the purposes of this section, the following exceptions shall apply to any parcel map division located in its entirety within a community services district:

1. Whenever in this ordinance reference is made to any street design, standards, minimum improvements, maintenance, access, or dedication thereof, the adopted street standards of the community services district shall apply in meeting any street requirement for land division approval, provided the Transportation Department has previously approved such standards. The land divider shall submit to the Transportation Department a street construction permit issued by the community services district approving the proposed street construction.

Planning. 7

Planning - MAP - OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Planning. 8

Planning - MAP - ZONING STANDARDS

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

A. Lot size shall not be less than 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet. No animals or fowl, other than domestic pets and poultry and rabbits, for the exclusive use of the occupant, shall be permitted on lots of less than 20,000 square feet.

B. Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard.

C. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.

D. Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than 20 feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage with the shortest dimension.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 Planning - MAP - ZONING STANDARDS (cont.)

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

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.

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

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 Project archaeologist 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, 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. Tribal Cultural Resources are also considered cultural resources.
** If not already employed by the project developer, a County approved archaeologist and a Native American Monitor from the consulting tribe(s) 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 GENERAL TRANSPORTATION CONDITIONS

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 GENERAL TRANSPORTATION CONDITIONS (cont.)

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

3. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

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

5. 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. 1 015 - 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.

- 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: TPM37995

Parcel: 426140037

50. Prior To Map Recordation

Fire
050 - Fire. 1 Fire - Prior to Recordation Not Satisfied

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 Fire - Prior to Recordation Not Satisfied

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

Flood
050 - Flood. 1 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 Lakeview-Nuevo Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 2 Elevate Finished Floor Notice Not Satisfied

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

"The finished floor of new structures shall be elevated a minimum of 18 inches above the highest adjacent natural grade. Manufactured homes or pre-manufactured buildings shall be attached to a permanent foundation. If flood facilities have been constructed to mitigate flows from Lakeview Dam (Lateral D) prior to site development, the applicant may propose alternative floodproofing measures."

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

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

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

Plan: TPM37995

Parcel: 426140037

50. Prior To Map Recordation

Planning

050 - Planning. 1 Map - ECS Note-Mt. Palomar Lighting (cont.) 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 development standards of the Residential Agriculture (R-A) 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 FINAL MAP REQMTS Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation

Plan: TPM37995

Parcel: 426140037

50. Prior To Map Recordation

Survey

050 - Survey. 1 FINAL MAP REQMTS (cont.) Not Satisfied
Department, to clear this condition:

1. 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.

2. The Project shall install survey monumentation as directed by the 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.

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

Parcel Map (PM) 37995 is located within the boundaries of the Lakeview-Nuevo Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. 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. Although the current fee for this ADP is \$2,093 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 2 Elevate Finished Floor Not Satisfied

The finished floor of new structures shall be elevated a minimum of 18 inches above the highest adjacent natural grade. Manufactured homes or pre-manufactured buildings shall be attached to a permanent foundation. If flood facilities have been constructed to mitigate flows

Plan: TPM37995

Parcel: 426140037

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2 Elevate Finished Floor (cont.) Not Satisfied
from Lakeview Dam (Lateral D) prior to site development, the applicant may propose alternative floodproofing measures.

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 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

Plan: TPM37995

Parcel: 426140037

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) 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 15st 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 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:
 - a. 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.
 - b. PRIMP must be accompanied by the final grading plan for the subject project.
 - c. Description of the proposed site and planned grading operations.

Plan: TPM37995

Parcel: 426140037

60. Prior To Grading Permit Issuance

Planning-PAL

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

- d. Description of the level of monitoring required for all earth-moving activities in the project area.
- e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- g. 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.
- h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- j. Procedures and protocol for collecting and processing of samples and specimens.
- k. Fossil identification and curation procedures to be employed.
- l. 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.
- m. All pertinent exhibits, maps, and references.
- n. Procedures for reporting of findings.
- o. 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.
- p. 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 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 (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

Plan: TPM37995

Parcel: 426140037

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 OWTS Plans Not Satisfied

The applicant shall provide to this Department a set of two detailed contoured plot plans or precise grading plans drawn to a proper scale of the proposed Onsite Wastewater Treatment System (OWTS) wet stamped and signed by the Professional of Record (PR). The applicant shall also include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 2 Percolation Report Not Satisfied

A soil percolation report performed in accordance with the Department's Local Area Management Program (LAMP) plan shall be required.

080 - E Health. 3 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency (Nuevo Water Company).

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

Parcel Map (PM) 37995 is located within the boundaries of the Lakeview-Nuevo Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. 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. Although the current fee for this ADP is \$2,093 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Plan: TPM37995

Parcel: 426140037

80. Prior To Building Permit Issuance

Flood

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

Planning

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

The development of these premises shall comply with the standards of Tentative Parcel Map No. 37995, the standards of Ordinance No. 348 for the R-A zone classification, the Lakeview/Nuevo Area Plan, and and all other applicable Riverside County ordinances and State and Federal codes.

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.07 gross acres for Parcel 1 and 1.71 gross acres for Parcel 2, 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 Nuview Union & Perris Union High Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 ENCROACHMENT PRMT Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the road right right-of-way including relocation of wall/fence and gates, an encroachment permit must be obtained by the applicant from the County Transportation permit section.

080 - Transportation. 2 RELOCATE FENCE AND GATES Not Satisfied

1. Fences shall be relocated outside the public road right-of-way.

2. Gates shall be relocated 35' from the future curb face (55' from the centerline) as directed by the Director of Transportation.

Waste Resources

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

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to

Plan: TPM37995

Parcel: 426140037

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 080 - Waste Recycling Plan (cont.) Not Satisfied

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 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 "First Commitment Letter" from Water Purveyor (Nuevo Not Satisfied

A "First Commitment" letter shall be required from the appropriate water purveyor (Nuevo Water Company).

090 - E Health. 2 E Health Clearance Not Satisfied

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

Planning

090 - Planning. 1 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 1.07 gross acres for Parcel 1 and 1.71 gross acres for Parcel 2, 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

Plan: TPM37995

Parcel: 426140037

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Planning - MAP - SKR FEE CONDITION (cont.) Not Satisfied
amount.

090 - Planning. 2 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. 37995 has been calculated to be 1.07 gross acres for Parcel 1 and 1.71 gross acres for Parcel 2.

090 - Planning. 3 USE - ORD 810 O S FEE (MSHCP) Not Satisfied

Prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Tentative Parcel Map No. 37995 is calculated to be 1.07 gross acres for Parcel 1 and 1.71 gross acres for Parcel 2.

Transportation

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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.: TPM37995 / CEQA Exempt Sections 15315

Project Location: APN: 426-140-037

Project Description: **TENTATIVE PARCEL MAP No. 37995 (TPM37995)** is a Schedule "H" subdivision of one legal lot comprising 2.78 gross acres into two lots measuring 1.07 (gross) acres and 1.71 (gross) acres. No buildings, infrastructure or other improvements are proposed.

Name of Public Agency Approving Project: Riverside County Planning Department


Project Applicant & Address: Alma Rubio – 19985 6th ST Nuevo, CA 92567

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: _____

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.

Jennifer Lopez
County Contact Person

Signature

(951) – 955 – 3107
Phone Number

Urban Planner I
Title

10/4/2023
Date

Date Received for Filing and Posting at OPR: _____

PROPERTY OWNERS CERTIFICATION FORM
APN 426-140-037

I, Jennifer Lopez, certify that on
(Print Name)

10/05/2023 the attached property owners list
(Date)

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

Distance Buffered: 600

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

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

NAME: Jennifer Lopez

TITLE/REGISTRATION Urban and Regional Planner I

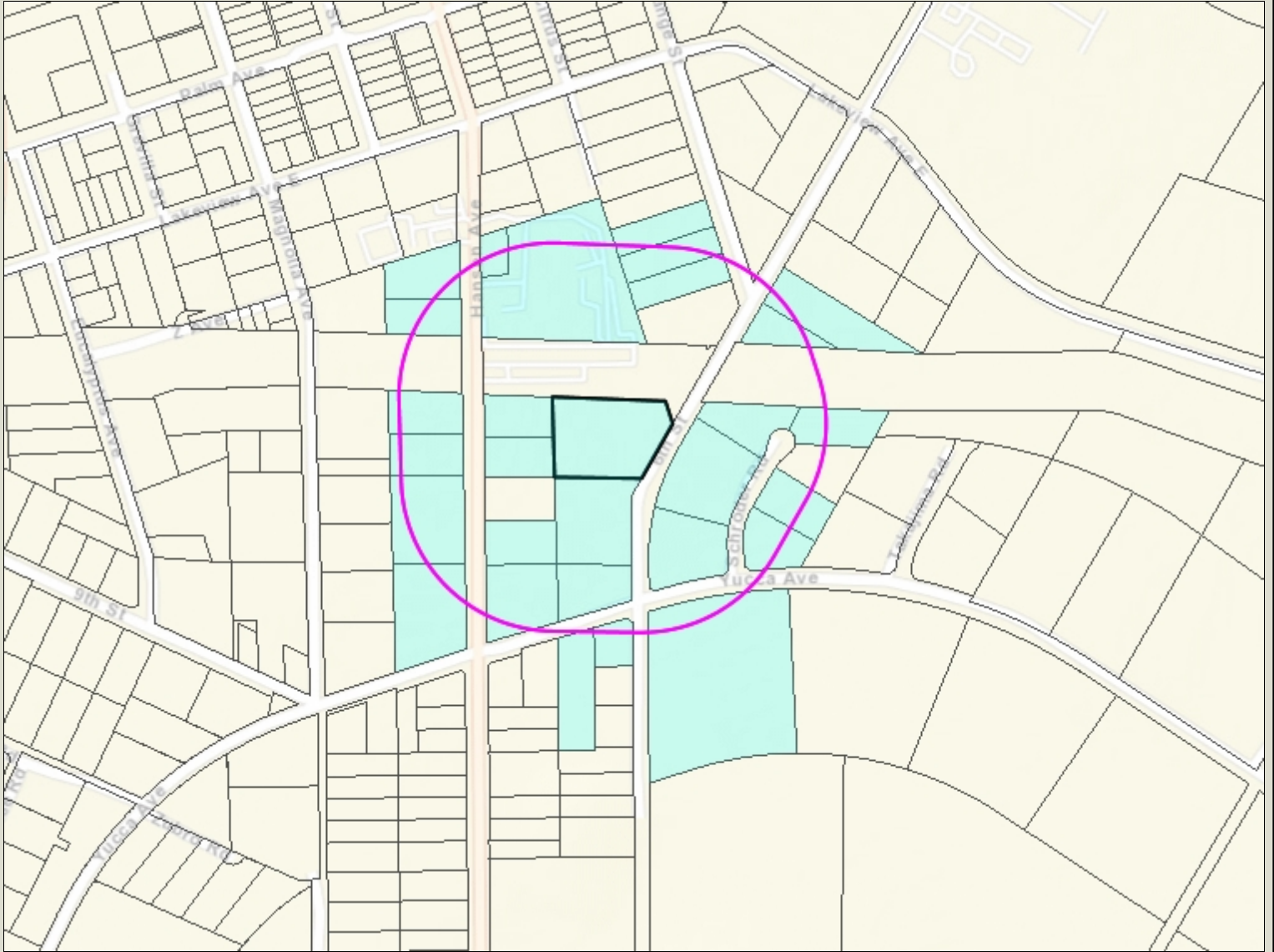
ADDRESS: 4080 Lemon St. 12th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3107

Riverside County GIS Radius Map

TPM37995 APN426-140-037



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

Notes



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... 8/3/2023 4:17:22 PM

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426140006
ROGER W. HOGAN
19957 HANSEN AVE
NUEVO CA 92567

426140007
JONATHAN REYES
19937 HANSEN AVE
NUEVO CA 92567

426140009
JAMES ZAMORA
19916 HANSEN AVE
NUEVO CA 92567

426140021
NORA CUELLAR
31260 YUCCA AVE
NUEVO CA 92567

426140022
ALEJANDRO LOPEZ ROMAN
31272 YUCCA ST
NUEVO CA 92567

426160037
JOSEPH ALLEN JONES
19950 6TH ST
NUEVO CA 92567

426160038
PATRICK M. CONATSER
19960 6TH ST
NUEVO CA 92567

426160040
GUADALUPE VALDEZ
20018 SCHRODER RD
NUEVO CA 92567

426160047
KENNETH ANDREW ARMSTRONG
19991 SCHRODER RD
NUEVO CA 92567

426160048
FRANZISKA SCHMIDT
19990 SCHRODER RD
NUEVO CA 92567

426200013
ROBERT MCGINTY
31383 YUCCA AVE
NUEVO CA 92567

426140001
GUSTAVO BECERRA
19919 HANSEN AVE
NUEVO CA 92567

426140002
GUSTAVO BECERRA
19909 HANSEN AVE
NUEVO CA 92567

426140020
EFREN CAZAREZ LOPEZ
19995 6TH ST
NUEVO CA 92567

426140023
NORMAN GERALD JOHN LIVING TRUST DATED
19940 HANSEN AVE
NUEVO CA 92567

426140029
RICHARD BLANOR
19930 HANSEN AVE
NUEVO CA 92567

426140030
VICTOR M REGALADO CURIEL
19942 HANSEN AVE
NUEVO CA 92567

426140034
LLOYD D. VEIK
19967 HANSEN AVE
NUEVO CA 92567

426140035
JOHN C. HARRIS
31210 YUCCA AVE
NUEVO CA 92567

426140037
ROSALBA RAMSEY
19985 6TH ST
NUEVO CA 92567

426140045
MARY JOYCE JOHNSON
19865 ORANGE ST
NUEVO CA 92567

426140046
ALFONSO MENDOZA
19875 ORANGE ST
NUEVO CA 92567

426140047
JOSE LEOS
19885 ORANGE ST
NUEVO CA 92567

426140054
JEFFREY S. NELSON
19964 HANSEN AVE
NUEVO CA 92567

426160039
JORGE DIAZ
20015 SCHRODER RD
NUEVO CA 92567

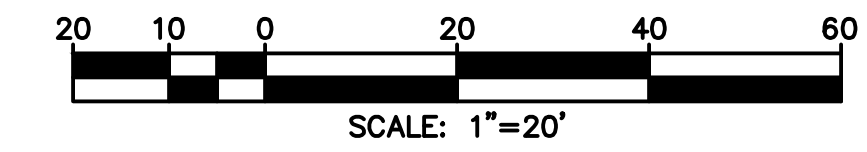
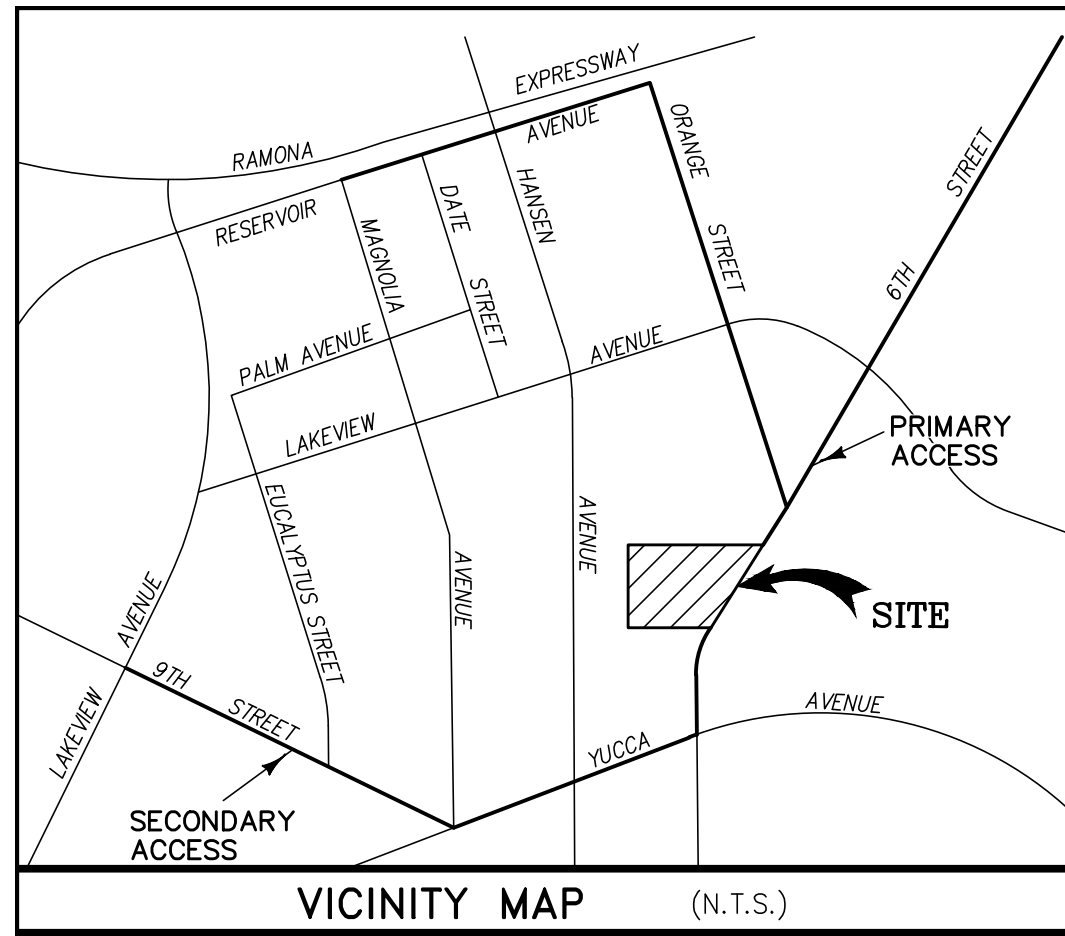
426400005
ALBERT A. ANGULO
31331 YUCCA AVE
NUEVO CA 92567

426160041
JOSEPH D. CRONIN
20035 SCHRODER RD
NUEVO CA 92567

426160042
BENITEZ RENE R & LETICIA R FAMILY TRUST
20000 SCHRODER RD
NUEVO CA 92567

426400022
LAURA BELMAN
31353 YUCCA AVE
NUEVO CA 92567

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 37995
 INLAND VALLEY SURVEYING, INC. AUGUST, 2020



OWNER/APPLICANT:
 ALMA ANGELICA RUBIO AND ROSALBA RAMSEY
 19985 6TH STREET
 NUEVO, CA. 92567
 PHONE: (951) 237-4212

EASEMENT NOTE:
 A PORTION OF CITRUS STREET ABANDONED, PER RESOLUTION ABANDONING HIGHWAY, RECORDED DECEMBER 14, 1966, AS INSTRUMENT NO. 119626 OF OFFICIAL RECORDS. ALSO SHOWN ABANDONED IN R.S. 79/2-7, P.M. 114/25-26 AND R.S. 102/44.

SITE ADDRESS:
 19985 6TH STREET
 NUEVO, CA. 92567

AREA:
 2.78 ACRES GROSS
 2.78 ACRES NET

ASSESSORS PARCELS:
 426-140-037

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

TOTAL LOTS:
 NUMBER LOTS 2
 LETTER LOTS 0 (STREET DEDICATION)

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

LEGAL DESCRIPTION:
 2.77 ACRES M/L IN LOT 8 IN BLOCK 14 OF LAKEVIEW MAP No. 4, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE WESTERLY HALF OF CITRUS STREET ADJOINING SAID LOT 8 ON THE EAST AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION RECORDED DECEMBER 14, 1966, AS INSTRUMENT NO. 119626 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF THE EASTERLY PROLONGATION THEREOF, OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, BY DEED RECORDED JANUARY 5, 1934 IN BOOK 152 PAGE 12 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THOMAS GUIDE:
 RIVERSIDE/SAN BERNARDINO COUNTY, YEAR 2004
 PAGE: 779 GRID: B3

UTILITIES:
 WATER: NUEVO WATER COMPANY
 SEWER: SEPTIC SYSTEM
 GAS: SO. CAL. GAS
 ELECTRIC: SO. CAL. EDISON
 TELEPHONE: SPECTRUM
 CABLE: SPECTRUM
 SCHOOL DISTRICT: NUVIEW UNION AND PERRIS UNION HIGH
 SERVICE DISTRICT: 146-LAKEVIEW/NUEVO/ROMOLAND/HOMELAND ST LIGHTING, LIBRARY

LEGEND:

| | | |
|-----|---|---|
| — | = | CENTERLINE |
| — | = | PROPERTY LINE |
| — | = | R/W = RIGHT OF WAY |
| — | = | EXISTING CONTOUR |
| — | = | INDICATES CHAIN LINK FENCE |
| — | = | INDICATES WROUGHT-IRON FENCE |
| — | = | INDICATES WOOD FENCE |
| — | = | INDICATES GUY WIRE |
| — | = | INDICATES RECORD DATA PER P.M. 114/25-26. |
| () | = | INDICATES TREE |
| () | = | INDICATES PALM TREE |
| () | = | INDICATES WATER METER |
| () | = | INDICATES ELECT. METER |
| () | = | INDICATES TELCO RISER |
| () | = | INDICATES PILASTER |
| () | = | INDICATES CLEANOUT |
| () | = | INDICATES SEPTIC TANK CAP |
| () | = | INDICATES GAS STUB |
| () | = | INDICATES PROPANE STUB |
| () | = | INDICATES WATER VALVE |
| () | = | INDICATES WATER SPIGOT |
| () | = | INDICATES IRRIGATION VALVE |
| () | = | INDICATES WATER FOUNTAIN |
| () | = | INDICATES PROPANE TANK |
| () | = | INDICATES POWER POLE |
| () | = | INDICATES MAILBOX |
| () | = | INDICATES STREET SIGN |
| () | = | INDICATES POOL SYSTEM |

ZONING:
 EXISTING ZONING: R-A RESIDENTIAL-AGRICULTURE
 EXISTING LAND USE: LDR LOW DENSITY RESIDENTIAL
 PROPOSED ZONING: R-A RESIDENTIAL-AGRICULTURE
 PROPOSED LAND USE: LDR LOW DENSITY RESIDENTIAL

- NOTES:**
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF SUBDIVIDER.
 - THIS LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS.
 - THIS MAP IS NOT INCLUDED IN THE FEMA FLOODWAY MAP OF RIVERSIDE COUNTY, CA.
 - ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
 - ALL DRIVEWAYS SHALL BE A MINIMUM OF 16' IN WIDTH.
 - SCHEDULE "H"
 - THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
 - NO ALTERATIONS WILL BE MADE IN 6TH STREET REGARDING TREES OR ANY OTHER OBSTACLES.
 - PROPERTY IS WITHIN COUNTY SERVICE AREA.

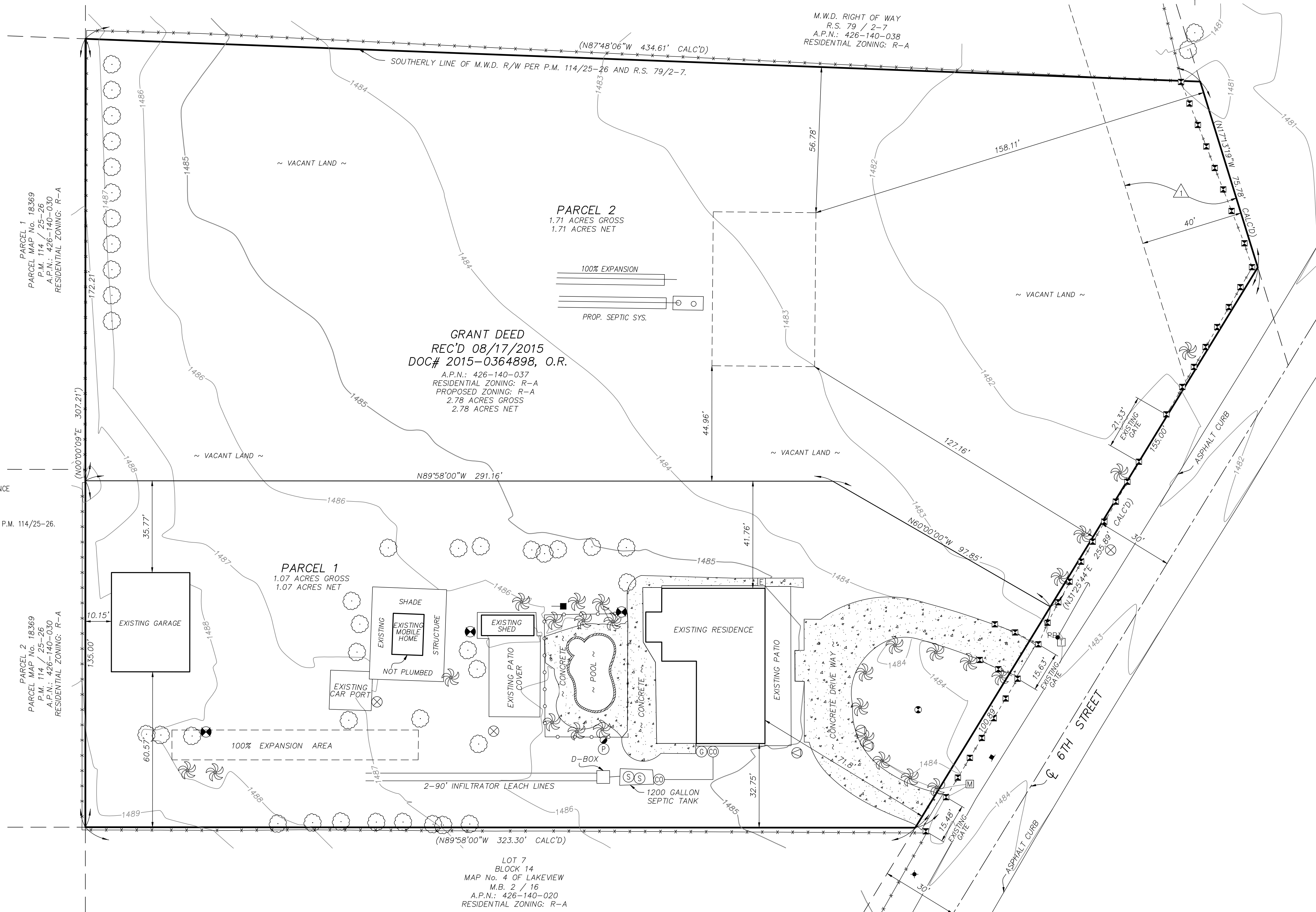
SOURCE OF TOPOGRAPHY:
 FIELD SURVEY FOR THIS SITE WAS PERFORMED ON AUGUST 14, 2020 BY INLAND VALLEY SURVEYING, INC.

BENCHMARK:
 NATIONAL GEODETIC SURVEY DESIGNATION: 3 PCL

STATION DESCRIPTION: AT LAKEVIEW, 500 FEET SOUTH ALONG EUCALYPTUS AVENUE FROM THE INTERSECTION OF EUCALYPTUS AVENUE AND LAKEVIEW AVENUE, 200 FEET EAST ALONG DIRT ROAD FROM EUCALYPTUS AVENUE, 100 FEET SOUTH OF DIRT ROAD, ON WEST WALL OF COLORADO RIVER AQUEDUCT STRUCTURE, FOUND 3" STANDARD BRASS DISK SET FLUSH IN TOP OF THE CENTER OF WEST WALL OF STRUCTURE.

ELEVATION: 1475.73' (NAVD88)

REPRESENTATIVE & PREPARER
 INLAND VALLEY SURVEYING, INC.
 130 WEST WALNUT AVENUE SUITE A-5
 PERRIS CA, 92571
 PHONE: (951) 657-1200
 EMAIL: PLS8509@YAHOO.COM
 MIGUEL A. VILLASENOR, PLS



| DATE | REVISIONS: |
|------------|------------------------------------|
| 04/01/2021 | RECONFIGURE PARCEL LINES & ACREAGE |
| | |
| | |