

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



ITEM: 1.3
(ID # 24987)

MEETING DATE:
Tuesday, May 21, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 38261 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor land Divisions) – Applicant: Payload Enterprise – Engineer/Representative: Eric Goldsmith – Third Supervisorial District – Cahuilla Zoning Area – REMAP Area Plan – Rural: Rural Residential (R-RR) – Location: North of Los Alamos Road, east of Howard Road, north of Boulton Road, and west of Holt Lane – 12.42 Gross Acres – Zoning: Rural Residential five (5) acre minimum (R-R-5) – REQUEST: Schedule "H" subdivision of one (1) 12.42 gross acre parcel into two (2) parcels measuring 5.20 gross acres and 5.47 gross acres – APN(s): 573-310-006. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Receive and File the Notice of Decision for the above referenced case acted on by the Director's Hearing Officer on May 6, 2024.

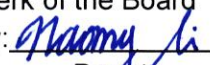
ACTION:Consent


John Hildebrand, Planning Director 5/14/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Jeffries 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: May 21, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Funded 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

TENTATIVE PARCEL MAP No. 38261 (TPM38261) is a Schedule "H" subdivision of one 12.42 approximate gross acre parcel into two (2) parcels measuring 5.20 gross acres and 5.47 gross acres.

The "project" was approved by the Planning Director on May 6, 2024. The Project Planner sent a 10-day notice for the project. The Planning Department did not receive any phone calls or emails of concern. As a result, the Planning Department proceeded with approval of the application.

Impact on Residents and Businesses

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

Additional Fiscal Information

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

Attachment A: Director's Hearing Staff Report

Attachment B: Tentative Map No. 38261

Attachment C: GIS Exhibits

Attachment D: Mailing Labels

Attachment E: Notice of Exemption

Attachment F: Conditions of Approval

Attachment G: DH Report of Actions

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Jason Farin, Principal Management Analyst 5/14/2024



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

Agenda Item No.
3.2
(ID # 24657)
MEETING DATE:
Monday, May 06, 2024

SUBJECT: TENTATIVE PARCEL MAP No. 38261 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor land Divisions) – Applicant: Payload Enterprise – Engineer/Representative: Eric Goldsmith – Third Supervisorial District – Cahuilla Zoning Area – REMAP Area Plan – Rural: Rural Residential (R-RR) – Location: North of Los Alamos Road, east of Howard Road, north of Boulton Road, and west of Holt Lane – 12.42 Gross Acres – Zoning: Rural Residential five (5) acre minimum (R-R-5) – REQUEST: Schedule "H" subdivision of one (1) 12.42 gross acre parcel into two (2) parcels measuring 5.20 gross acres and 5.47 gross acres – APN(s): 573-310-006. Project Planner Joseluis Aparicio (951) 955-6035 or email at jlaparicio@rivco.org.

PROPOSED PROJECT

Case Number(s):	TPM38261
Environmental Type:	Exemption
Area Plan No.	REMAP
Zoning Area/District:	Cahuilla Area
Supervisorial District:	Third District
Project Planner:	Joseluis Aparicio
Project APN(s):	573-310-006
Continued From:	



John Hildebrand, Planning Director 4/17/2024

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP No. 38261 (TPM38261) is a Schedule "H" subdivision of one 12.42 approximate gross acre parcel into two (2) parcels measuring 5.20 gross acres and 5.47 gross acres.

The Project site is located south of Los Alamos Road, east of Howard Road, north of Boulton Road and west of Holt Lane within the Anza Valley Policy Area.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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DIRECTOR'S HEARING**

FIND that the project is **EXEMPT** from 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. 38261, 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:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential (RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Anza Valley Policy Area
Surrounding General Plan Land Uses	
North:	Rural Residential (RR)
East:	Rural Residential (RR)
South:	Rural Residential (RR)
West:	Rural Residential (RR)
Existing Zoning Classification:	Rural Residential, five-acre minimum (R-R-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential, five-acre minimum (R-R-5)
East:	Rural Residential, five-acre minimum (R-R-5)
South:	Rural Residential, five-acre minimum (R-R-5)
West:	Rural Residential, five-acre minimum (R-R-5)
Existing Use:	Residential - Single-Family Dwellings

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DIRECTOR'S HEARING**

Surrounding Uses	
North:	Single-Family Dwellings
East:	Single-Family Dwellings
South:	Single-Family Dwellings
West:	Single-Family Dwellings

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	12.42 gross acres	One single-family dwelling per 5 acre (minimum)
Proposed Minimum Lot Size:	Parcel 1: 5.20 gross acres Parcel 2: 5.47 gross acres	5 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:	No
Subsidence Area:	No
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:	No
Airport Influence Area (AIA):	No

PROJECT LOCATION MAP

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Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Parcel Map No. 38261 was submitted to the County of Riverside on March 31, 2022. The proposed subdivision is a Schedule "H" parcel map that seeks to subdivide one 12.42 approximate (gross) acre lot into two residential lots measuring 5.20 (gross) acres (Parcel 1) and 5.47 (gross) acres (Parcel 2) respectively. There are two (2) existing unpermitted residential structures and one (1) existing unpermitted accessory dwelling unit (ADU) that are to remain and will require building permit approvals prior to final map recordation. The subject site is generally flat, and the general characteristic of the surrounding neighborhood consists of residential lots (both developed and vacant) and therefore the proposed project would align with the surrounding neighborhood.

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 Planning Director has determined a hearing to be required for Tentative Parcel Map No. 38261, with notice provided to the public a minimum of 10 days prior to the hearing

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date noted herein. The Planning Director's decision on the map shall be final, subject to appeal to the Planning Commission within 10 days of the determination.

General Plan Consistency:

The Project site has a (General Plan) Foundation Component designation of Rural (R), and a Land Use designation of Rural Residential (RR). The Rural Foundation Component is applied to more rural communities and neighborhoods where limited animal-keeping uses, and agricultural activities are prevalent. The RR Land Use Designation allows for the development of one single-family residential residence per five acres. 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 RR Land Use. Further details are provided in the Land Use findings below.

Zoning Consistency:

The Project site is zoned as Rural Residential, five-acre minimum (R-R-5), with development standards outlined in Article V, Section No. 5.2 of Ordinance No. 348. Staff has reviewed the Project and determined that it is compliant with the applicable development standards of the R-R 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.

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.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

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Staff has 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 Residential (RR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Rural Residential, five-acre minimum (R-R-5). 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 Los Alamos Road, 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 an urbanized area means a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. The Project site is adjacent to the City of Temecula, 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 the proposed project, the following findings are required to be made:

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Land Use Findings:

1. The Project site has a (General Plan) Foundation Component designation of Rural (R), and a Land Use designation of Rural Residential (RR). The Rural Foundation Component generally applies to rural communities and neighborhoods, where animal-keeping uses, and limited infrastructure are more prevalent. The RR Land Use Designation allows for the development of one single-family residence per five acres. 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 12.42 (gross) acre parcel into two single-family residential lots sized 5.47 (gross) acres and 5.20 (gross) acres, compliant with the referenced density limits of the General Plan.

The proposed project is located within the Anza Valley Policy area. Since the project proposes two single family lots 5.47 (gross) acres and 5.20 gross acres respectively the project is also consistent with REMAP 1.1. REMAP 1.2 since these large residential parcels help preserve the character of the Anza Valley.

2. The Project site has a Zoning Classification of Rural Residential, five-acre minimum (R-R-5), which is consistent with the RR Land Use Designation that also generally allows for one unit per 5 acres or 5 acre lots. As designed and conditioned, the subject Project complies with the applicable standards identified in Article V Section No. 5.2 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.

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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 RR land use and the R-R-5 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. 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

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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 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

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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-R-5 zone requires a minimum lot size of 5 acres and minimum width of 80 feet. Parcel 1 would be approximately 5.47 (gross) acres, with a an approximately 293-foot width and 567-foot depth. Parcel 2 would be approximately 5.20 (gross) acres, with an approximately 346-foot width and 603-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-R-5 Zone of Ordinance No. 348:

1. Lot Size. *Lot size shall not be less than 5 acres minimum, with a minimum average lot width of 80 feet, including the area to the center streets.* The R-R-5 zone requires a minimum lot size of 5 acres. Parcel 1 would be approximately 5.47 (gross) acres, with an approximately 293-foot width and 567-foot depth. Parcel 2 would be approximately 5.20 (gross) acres, with an approximately 346-foot width and 603-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-R 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-R zoning classification.

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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-R 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 Los Alamos Road. 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.

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."

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5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings:

The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access to provide adequate width for Fire Department, standards for signs identifying streets, roads and buildings, including blue dot reflectors, and requirements for water pressure and flow to provide adequate water resources.

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

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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 800 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.

ATTACHMENTS

- Exhibit A – Tentative Map Exhibit
- Exhibit B – GIS Map
- Exhibit C – Mailing Labels
- Exhibit D – Notice of Exemption
- Exhibit E – Conditions of approval

LEGAL DESCRIPTION :

A PORTION OF THE SOUTH ONE-HALF OF GOVERNMENT LOT NO. 3 IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASED AND MERIDIAN, PER RECORD OF SURVEY UNDER INSTRUMENT # 81152 AS FILED ON JUNE 21, 1973, IN RECORDS OF RIVERSIDE COUNTY.

PROPERTY STATISTICS :

APPROXIMATE GROSS ACREAGE: 12.42 ACRES
APPROXIMATE NET ACREAGE: 10.72 ACRES

ZONING INFORMATION :

ZONED R-R-5, RURAL RESIDENTIAL

LAND USE INFORMATION :

RURAL: RURAL RESIDENTIAL

FLOOD ZONE INFORMATION :

FEMA FLOOD DESIGNATION "X" PER FIRM PANEL 06065C2825G, EFFECTIVE DATE 8/28/2008

MAP BOOK DESCRIPTION :

GOVERNMENT LOT 3
SECTION 18, T.7.S., R.3E.
S.B.&M.

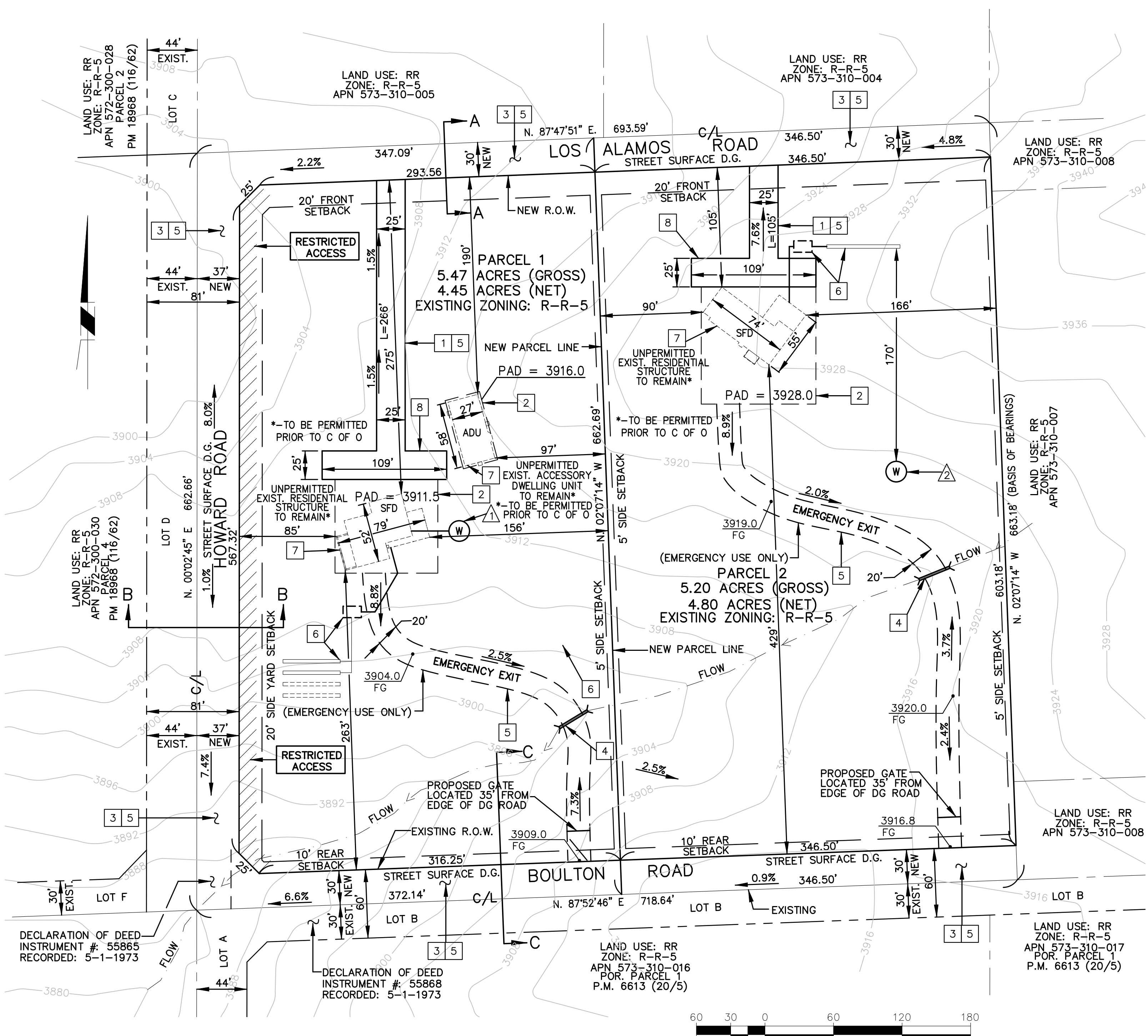
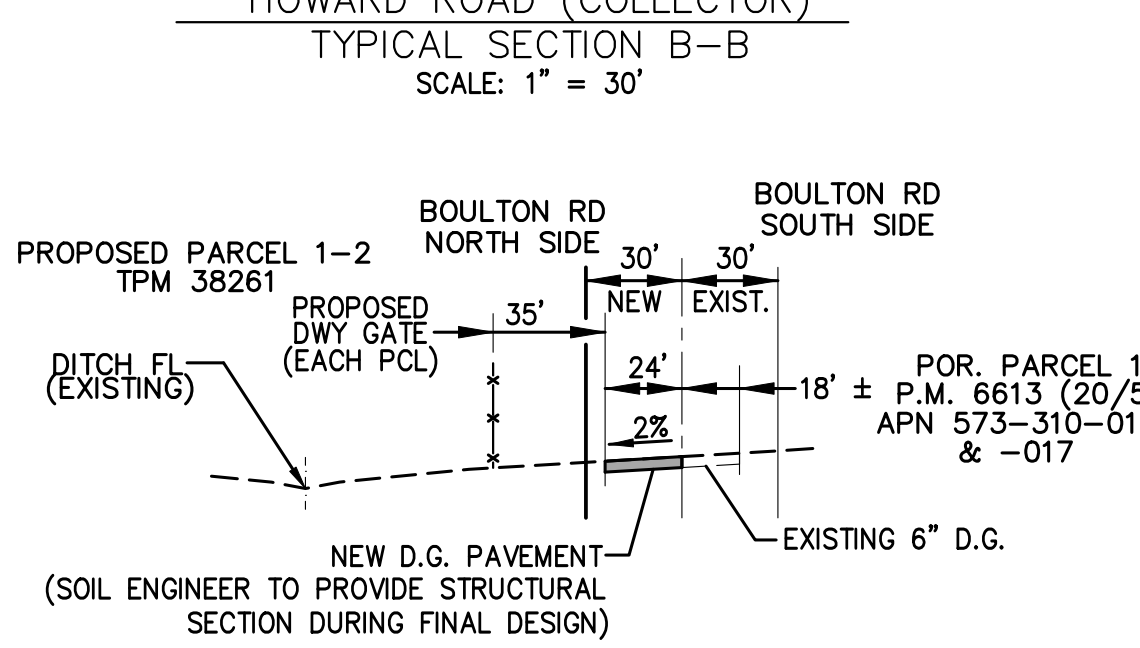
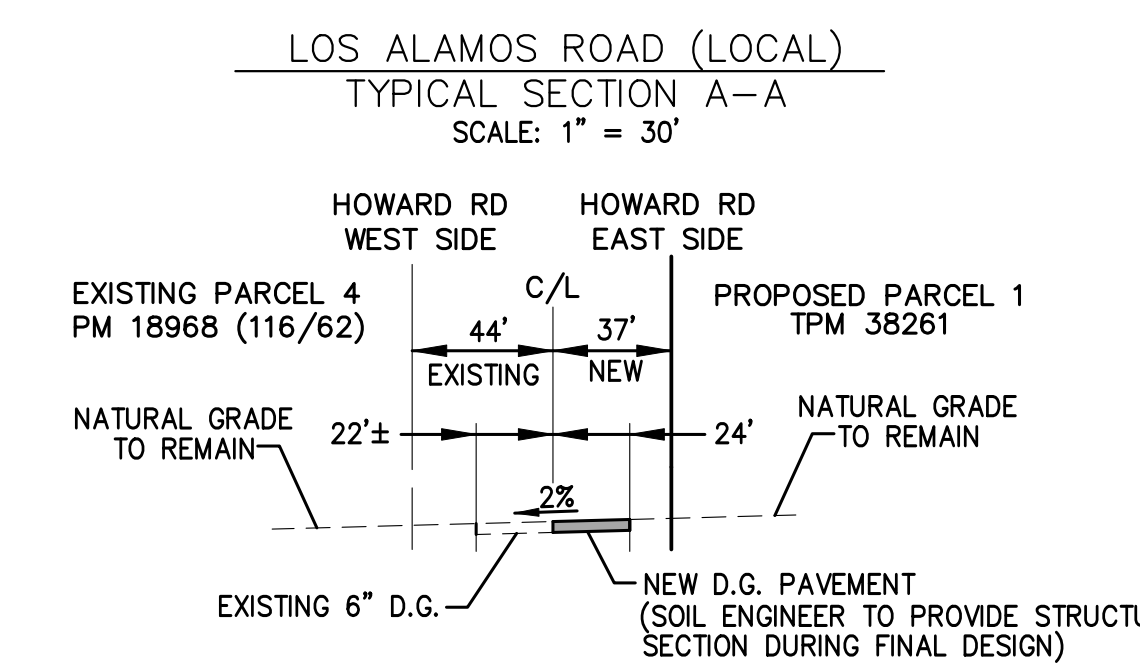
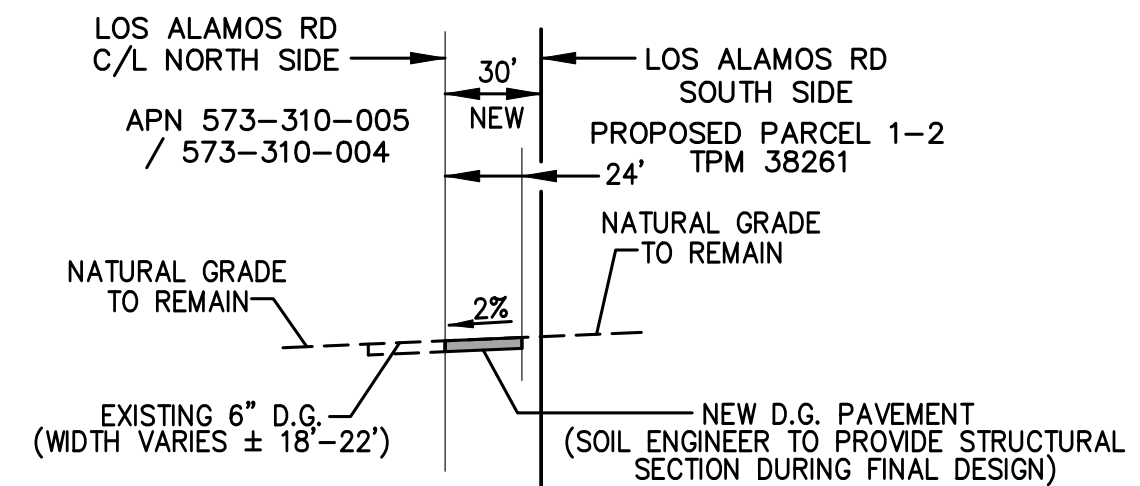
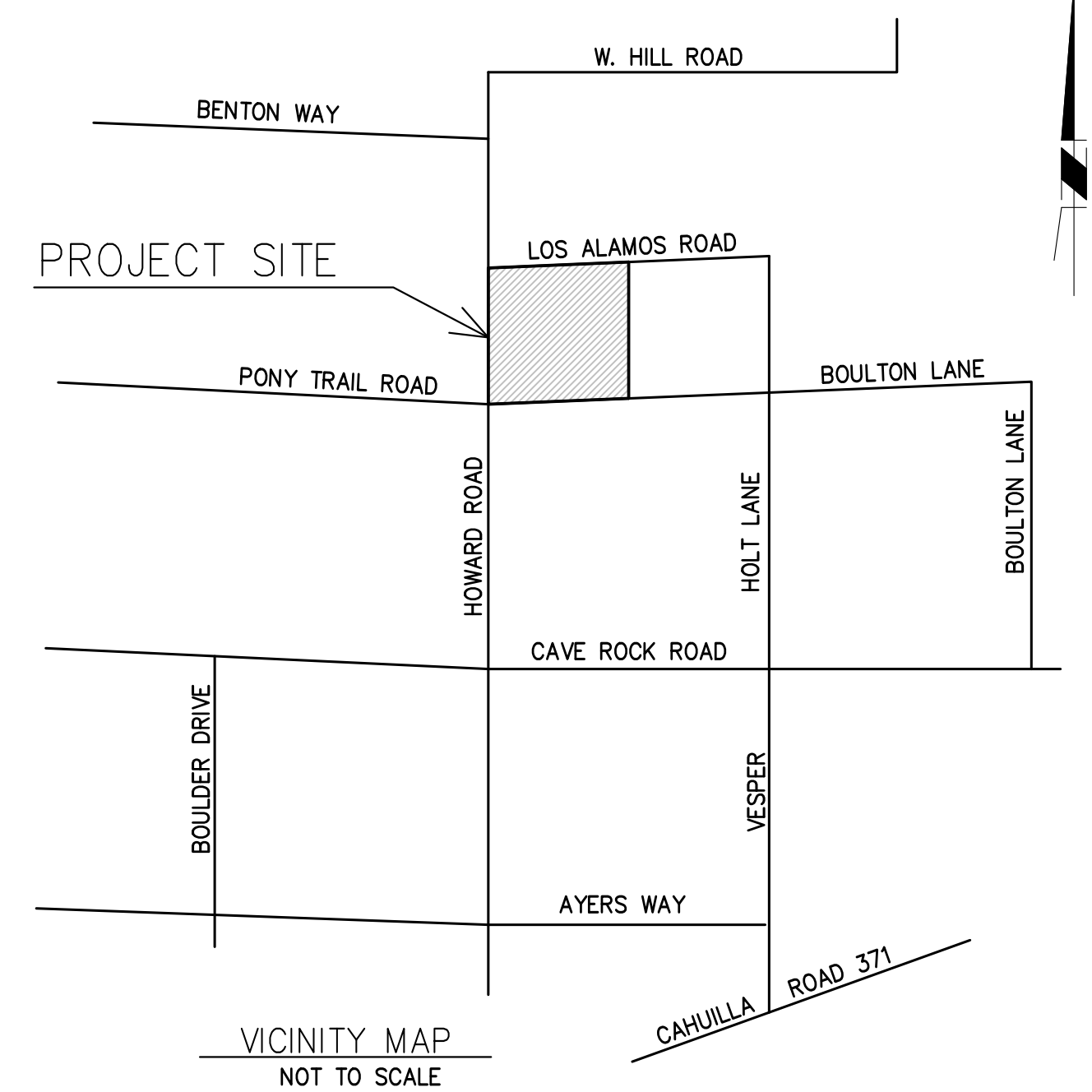
TOPOGRAPHY

TOPOGRAPHY A COMBINATION OF FIELD AND BOUNDARY OBSERVATION BY JIM D. WILLIAMS, PLS AND RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TOPO MAPS.

TENTATIVE PARCEL MAP NO. 38261

A PORTION OF THE SOUTH ONE-HALF OF GOVERNMENT LOT NO. 3, IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 3 EAST, S.B.B.M., UNDER INSTRUMENT NO. 81152

G6 PLANNING AND DESIGN – JIM D. WILLIAMS, LS 7432 – JANUARY 2022



GENERAL NOTES

- SUBJECT PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT.
- SUBJECT PROPERTY IS NOT WITHIN A SPECIAL STUDY ZONE.
- SUBJECT PROPERTY IS NOT WITHIN A SPECIFIC PLAN.
- THE PROPERTY SHOWN REPRESENTS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- THE LAND IS SUBJECT TO LOW LIQUEFACTION POTENTIAL.
- THE SITE IS LOCATED AT THE START OF A LOCALIZED WATERSHED AND MOST OF THE PROPERTY DEVELOPS SHEET FLOWS; THE SOUTHWEST PORTION AND THE NORTHEAST PORTION DEVELOP INTO AN INOPENT RAVINE.
- NEW CONSTRUCTION SHALL COMPLY WITH SECTION 19 OF ORDINANCE 475, BY ELEVATING THE FINISHED FLOOR A MINIMUM OF ONE FOOT ABOVE THE ADJACENT GROUND, MEASURED AT THE UPSTREAM EDGE OF THE STRUCTURE.
- FOR DRAINAGE PURPOSES, THE PROVISIONS OF ARTICLE XI OF ORDINANCE NO. 460 WILL APPLY.
- UPPER VALLEY ROAD IS A DEDICATED, NOT MAINTAINED RIGHT-OF-WAY 44' WIDE C/L TO PROPERTY LINE PER PM 19882.
- NO GRADING PROPOSED WITH ANY KNOWN CONSTRAINED AREAS.
- SEPTIC SYSTEMS SIZES AND LOCATIONS TO BE MAINTAINED AT THEIR CURRENT RESPECTIVE LOCATIONS. (SEPTIC SYSTEMS CERTIFICATIONS FOR PARCELS 1 AND 2 BY "DIAMOND W EXCAVATING" INSPECTED 8-22-2023, SUBSEQUENTLY REVIEWED AND CLEARED BY COUNTY PLANNING/HEALTH DEPT'S.)
- NATURAL DRAINAGE TO REMAIN UNOBSTRUCTED.
- FIRE HAZARD. THIS PROJECT SITUATES WITHIN A HIGH FIRE AREA.
- ACCESS RESTRICTION PROPOSED FOR HOWARD ROAD.
- PROPERTY IS NOT SUBJECT TO LIQUEFACTION OR IN A SPECIAL STUDIES ZONE. PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD OR GEOLOGIC HAZARD.
- PROPERTY SITUATES WITHIN THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.
- NO BUILDING PERMITS LOCATED FOR EXISTING VACANT RESIDENTIAL STRUCTURES (AS SHOWN AND DIMENSIONED).
- EXISTING VACANT RESIDENTIAL STRUCTURES SHALL BE PERMITTED PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY (C OF O).

PARCEL MAP KEY NOTES :

- 1 - PRIMARY DRIVEWAY ACCESS (EXISTING AND PROPOSED)
- 2 - EXISTING PAD TO REMAIN
- 3 - (DIM) HALF-WIDTH RIGHT-OF-WAY PER THIS MAP
- 4 - (2) 24-INCH DIAMETER CORRUGATED METAL CULVERTS (C.M.P.) PLACED SIDE-BY-SIDE
- 5 - STREET OR DRIVEWAY SURFACED PAVED WITH D.G.
- 6 - EXISTING SEPTIC TANK AND LEACH FIELD CONNECTIONS TO REMAIN
- 7 - EXISTING RESIDENTIAL STRUCTURE TO REMAIN
- 8 - PROPOSED FIRE DEPARTMENT TURNAROUND

MAXIMUM GROSS LOT SIZE
NUMBER OF LOTS: 2
MINIMUM LOT SIZE: 5.25 ACRES

ASSESSORS PARCEL NUMBER
573-310-006

THOMAS BROS. BOOK & PAGE
EDITION 2005
PAGE 904-934, COORDINATES D-4

PROPOSED IMPROVEMENT SCHEDULE
SCHEDULE "H"

SCHOOL DISTRICT
HEMET UNIFIED SCHOOL DISTRICT

KEY NOTES :

- ▲ WELL #1 (8.5 GPM)
- ▲ WELL #2 (8.0 GPM)

LEGEND :

RESTRICTED ACCESS

EASEMENTS OF RECORD
NO RECORDED EASEMENTS, EXCEPT AS SHOWN HEREON.

UTILITY PURVEYORS

ELECTRICITY:
ANZA ELECTRIC COOP, INC.
58470 HIGHWAY 371
ANZA, CA 92539
PHONE: 951-763-4333
TELEPHONE:
ANZA ELECTRIC COOP, INC.
58470 HIGHWAY 371
ANZA, CA 92539
PHONE: 951-763-4333

PROPANE/NATURAL GAS:
ANZA GAS SERVICE, INC.
56380 HIGHWAY 371
ANZA, CA 92539
PHONE: (951) 763-4422

CABLE/TV/INTERNET:
ANZA ELECTRIC COOP, INC.
58470 HIGHWAY 371
ANZA, CA 92539
PHONE: 951-763-4333

WATER:
ONSITE WELL - SEE PLAN
▲ WELL #1 (8.5 GPM)
▲ WELL #2 (8.0 GPM)

SEWER:
EXISTING O.W.T.S. - SEE PLAN
6 - EXISTING LEACH FIELDS TO REMAIN
9 - EXISTING SEPTIC TANK AND CONNECTIONS TO REMAIN

DECLARATION OF DEED INSTRUMENT #: 55865 RECORDED: 5-1-1973

DECLARATION OF DEED INSTRUMENT #: 55868 RECORDED: 5-1-1973

LAND USE: RR ZONE: R-R-5 APN 573-310-016 POR, PARCEL 1 P.M. 6613 (20/5)

LAND USE: RR ZONE: R-R-5 APN 573-310-017 POR, PARCEL 1 P.M. 6613 (20/5)

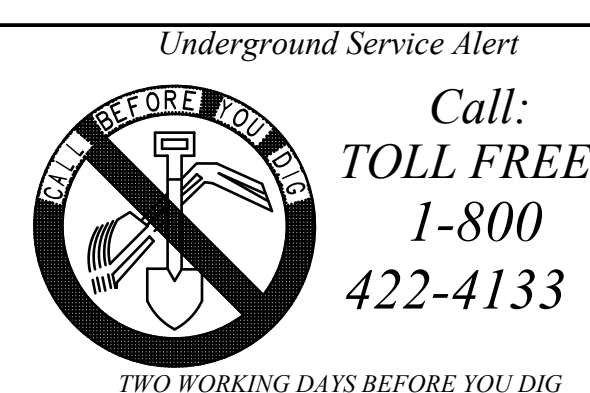
LAND USE: RR ZONE: R-R-5 APN 573-310-008

LAND USE: RR ZONE: R-R-5 APN 573-310-008

LAND USE: RR ZONE: R-R-5 APN 573-310-005

LAND USE: RR ZONE: R-R-5 APN 573-310-004

LAND USE: RR ZONE: R-R-5 APN 573-310-028 PARCEL 2 PM 18968 (116/62)



APPROVED BY: _____
DATE: _____
APPROVED BY: _____
DATE: _____
COUNTY OF RIVERSIDE



PREPARED BY:
5627 KANAN ROAD #450
AGOURA HILLS, CA 91301
PHONE: 818.488.0273
ERIC GOLDSMITH, PROJ. MGR.
eric@g6planning.com



REVISIONS:
DESIGNED BY: EG DRAWN BY: EG CHECKED BY: JDW W.O. F.B.

COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP NO. 38261

AUTHORIZED AGENT
W. FRANKIE PEAY
7522 VASSAR AVENUE
CANOGA PARK, CA 91303
PHONE: (818) 968-1475

APPLICANT/OWNER
DUCK PROPERTIES, LLC
27636 YNEZ ROAD, L7 #183
TEMECULA, CA 92591
PHONE: (818) 968-1475

REVISED 2024.01.17
SHEET 1
OF 1 SHEETS

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38261

EXISTING GENERAL PLAN

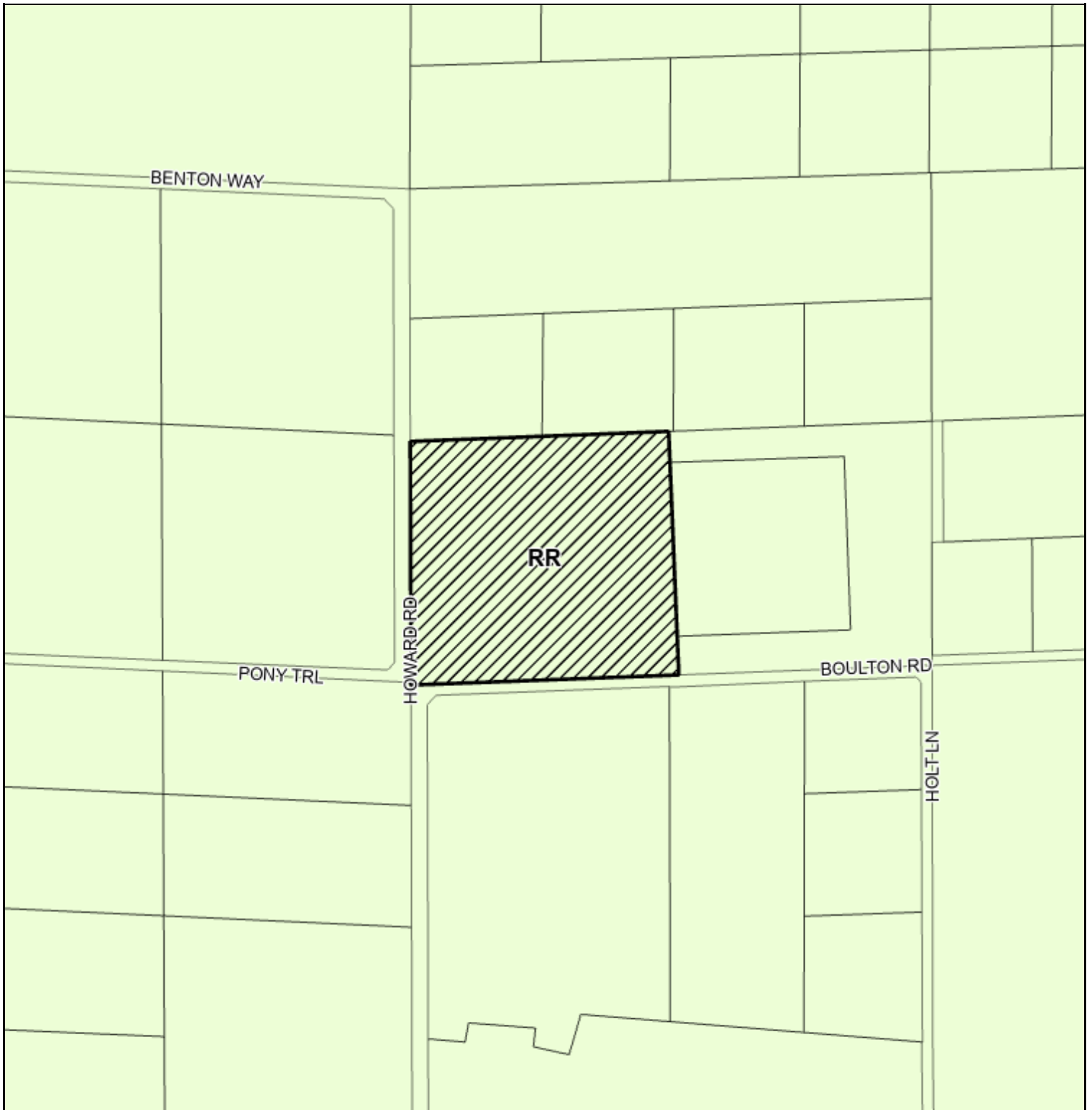
Supervisor: CHUCK WASHINGTON

District: 3

Date: 4-1-2024

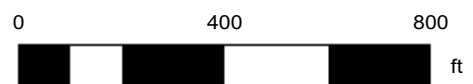
Exhibit: GENERAL PLAN LAND

USE MAP



Zoning Area/District: CAHUILLA

Author: TLMA - PLANNING



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rclma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38261

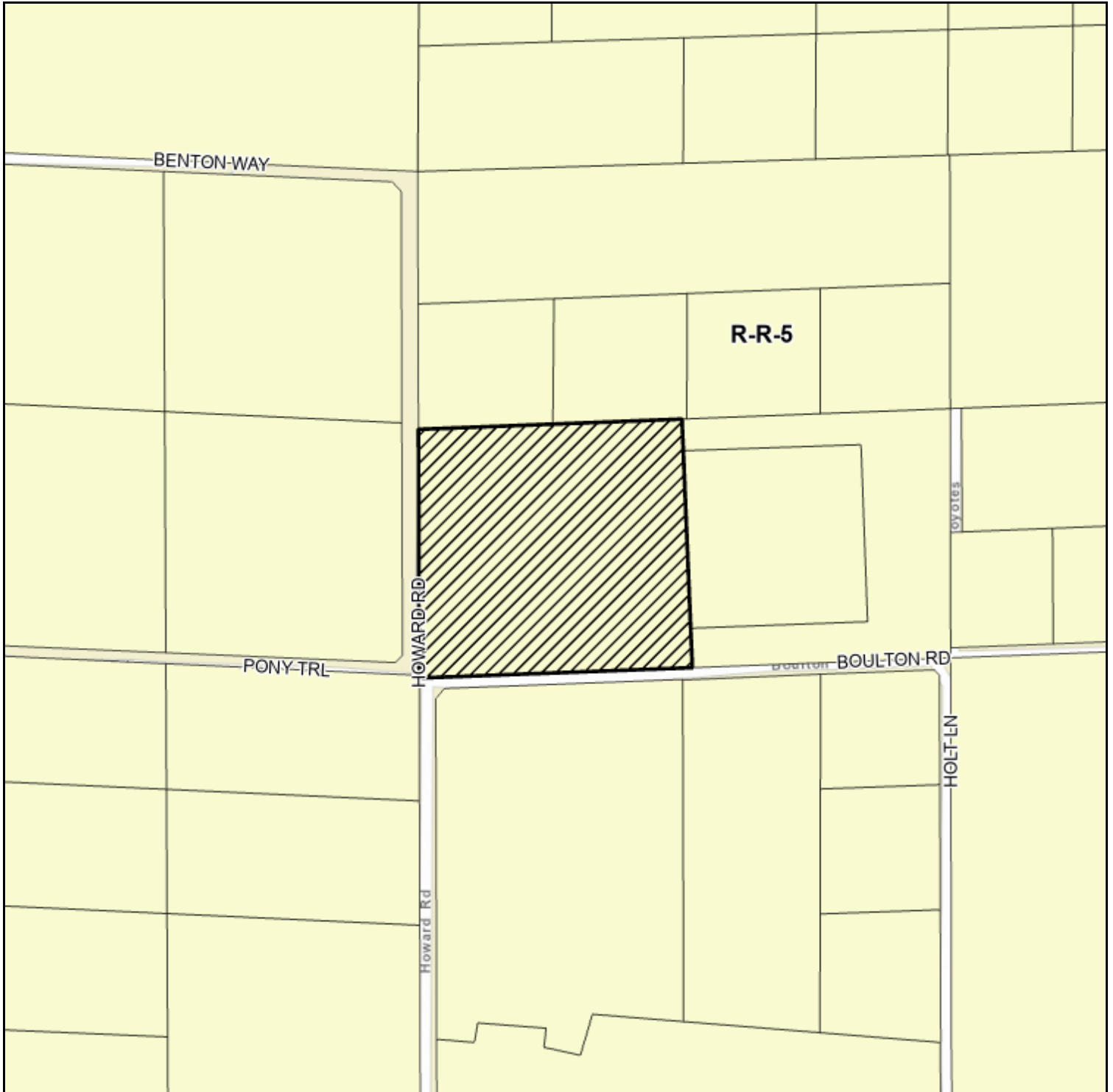
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

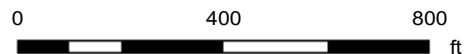
Date: 4-1-2024

Exhibit: ZONING MAP



Zoning Area/District: CAHUILLA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38261

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

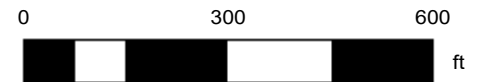
Date: 4-1-2024

District: 3



Zoning Area/District: CAHUILLA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38261

LAND USE

Supervisor: CHUCK WASHINGTON

Date: 4-1-2024

District: 3

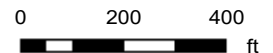
Exhibit: LAND USE MAP



Zoning District: CAHUILLA



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572130013
BOB KHAMPHOUKEO
5188 IMPERIAL AVE
SAN DIEGO CA 92114

572300027
FABIO C. BARRERA
12912 MESQUITE LN
NORWALK CA 90650

572300028
VANESSA FRANCO
5712 BREEZY WIND CT N
LAS VEGAS NV 89081

572300029
XENG YANG
1135 BUMQUIST ST
SAINT PAUL MN 55106

572300030
ANAN PLANGARVUT
39100 DESERT VIEW RD
NEWBERRY SPGS CA 92365

572320014
MANUEL MORALES
P O BOX 390758
ANZA CA 92539

572320015
JOHN FELIX
33268 VIA CHAPPARO
TEMECULA CA 92592

572320018
JOHNS ERNEST R & TRUDY TRUST DTD
7/21/21
PO BOX 391099
ANZA CA 92539

572320019
PATRICIA G. VERNIER
BOX 391370
ANZA CA 92539

573160012
MICHAEL J. GERVAIS
P O BOX 390820
ANZA CA 92539

573160013
JAMES ROGER SISK
P O BOX 391168
ANZA CA 92539

573160014
JOHN W. MACCALLUM
550 W BASELINE RD # 102-215
MESA AZ 85210

573310001
CORTEZ DAVID LIVING TRUST DATED
10/21/15
2525 CLEARVIEW DR
CARSON CITY NV 89701

573310002
DIANA RAMIREZ
7813 LA FIESTA DR
BUENA PARK CA 90620

573310003
DALE ALLEN HENDERSON
PO BOX 391975
ANZA CA 92539

573310004
WILLIAM EDWARD JORDAN
42327 COSMIC DR
TEMECULA CA 92592

573310005
CHANDRA DANIELLE MCCLLOUD
38580 HOWARD RD
ANZA CA 92539

573310006
DUCK PROP
27636 YNEZ RD # L 7 #183
TEMECULA CA 92591

573310007
PAHOUA VANG
10312 E 27TH ST
TULSA OK 71249

573310013
HUGO OCHOA
40320 MIKLICH DR
MURRIETA CA 92563

573310014
CHERYL ANN DUANE
38871 HOLT LN
ANZA CA 92539

573310015
GRANT M. MCGINNIS
P O BOX 225
DEL MAR CA 92014

573310016
180 ALESSANDRO
6833 MAGNOLIA AVE STE C
RIVERSIDE CA 92506

573310017
NICHOLAS P. BUFFONE
38278 DIXON CT
FREMONT CA 94536

573320002
AURORA PEREZ
PO BOX 390029
ANZA CA 92539

573320012
DAVID JOHN THISTLE
54310 CAVE ROCK RD
ANZA CA 92539

573320014
CEDERIC MICHEAL WOODS
PO BOX 460995
ESCONDIDO CA 92046

573320015
MICHAEL SHAWN FRANK
54350 BOULTON LN
ANZA CA 92539



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning 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.: TPM38621 / CEQA Exempt 15315 (Minor Land Divisions)

Project Location: APN: 573-310-006

Project Description: Tentative Parcel Map No. 38026 is a Schedule "H" subdivision of one 12.42 approximate gross acre parcel into two (2) parcels measuring 5.20 gross acres and 5.47 gross acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Payload Enterprise – PO Box 741803 Los Angeles , CA 90004, Representative: Eric Goldsmith

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 Minor Land Divisions and 15061 (b)(3) Common Sense Exemption
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt:

The project is categorically exempt pursuant to Section **15315 (Minor Land Divisions)** of CEQA Guidelines which recognizes 15315. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. **Note:** Authority cited: Sections Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.



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

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



04/01/24, 9:04 am

TPM38261

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38261. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan Tentative Parcel Map No. 38261 (TPM38261) 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. 38261 (TPM38261) is a Schedule "H" subdivision of one 12.42 approximate gross acres parcel into two (2) parcels measuring 5.20 gross acres and 5.47 gross acres.

The Project site is located south of Los Alamos Road, east of Howard Road, north of Boulton Road and west of Holt Lane within the Anza Valley Policy Area.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TPM38261 EXHIBIT(S)

Tentative Map, Amended No. 38261, dated 1.17.2024.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 **AND - Federal, State & Local Regulation Compliance (cont.)**

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs}
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

Advisory Notification. 5 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TPM38261, 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 TPM38261, 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.

E Health

E Health. 1 DEH- DEH Comments

No water system is provided for this Land Division.

ADVISORY NOTIFICATION DOCUMENT

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 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.

If any new structures are constructed a fuel modification plan will be required.

Flood

Flood. 1 **FLOOD HAZARD REPORT**

FLOOD HAZARD REPORT: 5/5/2022

BB ID: 870-527-924

Tentative Parcel Map (PM) 38261 is proposing a Schedule H subdivision of one 10.55 net acres parcel into 2 residential parcels ranging from 5.02 to 5.70 net acres. It is in an unincorporated area of Riverside County in Anza, CA (APN: 573-310-006) bounded by Howard Road on the west, Los Coyotes on the east, Los Alamos Road on the north, and Boulton Lane on the south.

The site is within a FEMA Zone Unshaded X. The topography in this area is generally a mild northeast to southwesterly slope. There are two existing structures on the parcel that are going to remain. There is also a small natural watercourse that traverses the site and except for nuisance nature local runoff that may traverse portions of the property, the site is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. Currently, there are no existing or proposed District facilities upstream of the project to protect the site or convey the offsite runoff.

The District has reviewed the submitted parcel map.

The submitted parcel map proposes the construction of two driveways, one for each existing structure, and does not include any proposed drainage facility or proposed grading. A flood protection facility may be considered to protect the site from potential flood hazard. The facilities should be designed to outlet flows to their natural state before exiting the property. New construction should comply with all applicable ordinances. The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area, outlet points, and outlet conditions.

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

This project will not be associated with any existing or proposed District maintained facilities, the

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

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).

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

Any questions pertaining to this project can be directed to Daniel Aguirre at 951.955.1348 or danaguir@rivco.org.

Planning

Planning. 1 90 Days to Protest

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

Planning. 2 Fee Balance

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.

Planning. 3 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. 4 Map Expiration Date

The conditionally approved Tentative Map shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by the 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 Zoning and Development Standards

Lots and future development and uses created by this Tentative Map shall be in conformance with the development standards of the R-R-5 zone.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1

Human Remains

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

Planning-CUL. 2

Unanticipated Resources

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

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

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

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

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

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

Planning-EPD

Planning-EPD. 1

0015 – EPD – MSHCP Consistency Analysis

[X] This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). This case is required to provide documentation to comply with the WRMSHCP requirements listed below prior to scheduling this case for any public hearing.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required to complete WRMSHCP review:

Riparian/Riverine Area and Vernal Pool Species (WRMSHCP, Section 6.1.2)

[X] An assessment onsite pursuant to Section 6.1.2 shall include the identification and mapping of all Riparian/Riverine and Vernal Pool features and a description of the functions and values of the mapped areas with respect to the species listed under the "Purpose." Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife Habitat, and aquatic Habitat. The functions and values assessment will identify areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those that affect downstream values related to Conservation of Covered Species.

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1

0015 – EPD – MSHCP Consistency Analysis (cont.)

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the six species listed below and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys shall be required.

- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*)
- Vernal Pool fairy shrimp (*Branchinecta lynchi*)

All Riparian/Riverine, Vernal Pools and other species' suitable habitat identified onsite shall be delineated on the proposed project exhibit submitted through the Planning Department application process.

Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)

NONE

Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)

NONE

-- Focused surveys for the plant species listed above may only be undertaken during the blooming period during years with at least normal rainfall (WRMSHCP, Section 6.1.3, page 6-31).

Each specific species account should be reviewed in the WRMSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

[X] Urban Wildlands Interface Guidelines (WRMSHCP, Section 6.1.4)

If the proposed project is located in proximity to a WRMSHCP Conservation Area which may result in Edge Effects that would adversely affect biological resources, an Urban/Wildlands Interface analysis will need to be prepared. (See WRMSHCP - Section 6.1.4, pages 6-42 through 6-46). Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall address:

- Drainage
- Toxics
- Lighting
- Noise
- Invasive landscape species
- Barriers
- Grading/Land Development

Please refer to the draft Biological Procedures located at <http://rctlma.org/Portals/1/EPD/consultant/BiologicalPoliciesProcedures.pdf> for report guidelines. To view

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1

0015 – EPD – MSHCP Consistency Analysis (cont.)

the WRMSHCP online go to <http://rctlma.org/Portals/0/mshcp/index.html>. The EPD requires biological consultants to have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant.

Transportation

Transportation. 1

General Conditions

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, 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.

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

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

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.

The Project shall install street name sign(s) in accordance with County Standard Nos. 1220/1221 and as directed by the Transportation Department.

All corner cutbacks shall be applied per Standard No. 805, Ordinance No. 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

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

At intersections, local streets (below County Collector Road Standard) shall have a minimum 50 FT tangent, measured from flowline/curb-face to the end of the 50 FT tangent section.

If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

General Conditions (cont.)

Transportation Department Web site: <https://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance Nos. 460, 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

Plan: TPM38261

Parcel: 573310006

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: Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

050 - Fire. 2 Fire - Prior to Recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787 and the California Building Code.

050 - Fire. 3 Fire - Prior to Recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note:

“Structures constructed in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations Title 14 Fire Safety Regulations.”

Planning

050 - Planning. 1 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. 2 Planning - Prior to Recordation Not Satisfied

Prior to recordation of TPM38261 the two (2) existing unpermitted Residential Structures and one (1) existing unpermitted accessory dwelling units (ADU) must have approved building permits.

Survey

050 - Survey. 1 Access Restriction Not Satisfied

Lot access shall be restricted on Howard Road and so noted on the final map.

050 - Survey. 2 SURVEY MONUMENTATION Not Satisfied

It shall be the responsibility of the licensed professional legally authorized to practice land surveying work to install street centerline monuments as required by Riverside County Ordinance No. 461.11. If construction centerline differs, provide a tie to existing centerline of right-of-way. Prior to any construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be tied out and a pre-construction corner record or record of survey filed with the County Surveyor pursuant to Section 8771 of the Business & Professional Code.

Plan: TPM38261

Parcel: 573310006

50. Prior To Map Recordation

Survey

050 - Survey. 2 SURVEY MONUMENTATION (cont.) Not Satisfied

In accordance with 6730.2 and 8771 (b) of the Business & Professional Code, survey monuments shall be preserved, and a permanent monument shall be reset at the surface of the new construction. Survey monuments destroyed during construction shall be tied out and reset, and a post-construction corner record filed for those points prior to completion and acceptance of the improvements. All existing survey monumentation in the proposed area of disturbance (on-site or off-site) shall be shown on the project plans.

Transportation

050 - Transportation. 1 RIGHT-OF-WAY DEDICATION Not Satisfied

Sufficient public street right-of-way along HOWARD ROAD on the project side shall be conveyed for public use to provide for a 37-foot half-width right-of-way per Standard No. 103, Ordinance No. 461.11.

Sufficient public street right-of-way along BOULTON ROAD on the project side shall be conveyed for public use to provide for a 30-foot half-width right-of-way per Standard No. 105C, Ordinance No. 461.11.

Sufficient public street right-of-way along LOS ALAMOS ROAD (along the project northern boundary) on the project side shall be conveyed for public use to provide for a 30-foot half-width right-of-way per Standard No. 105C, Ordinance No. 461.11.

or as approved by the Director of Transportation.

050 - Transportation. 2 Road Improvements (Plan) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

HOWARD ROAD shall be improved with 24-foot base on a 32-foot graded section, within a 81 foot dedicated right-of-way (37 feet on the project side, 44 feet on the opposite side of the centerline), per Modified Standard No. 103, Ordinance No. 461.11.

BOULTON ROAD shall be improved with 24-foot base on a 32-foot graded section, within a 60-foot dedicated right-of-way (30 foot on the project side, 30 foot on the opposite side of the centerline), per Standard No. 105C, Ordinance No. 461.11.

LOS ALAMOS ROAD shall be improved with 24-foot base on a 3230-foot graded section, within a 30-foot dedicated right-of-way per Modified Standard No. 105C, Ordinance No. 461.11.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

60. Prior To Grading Permit Issuance

BS-Grade

Plan: TPM38261

Parcel: 573310006

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

Prior to grading permit issuance, the applicant shall confirm filing of an Notice of Exemption as applicable for the original entitlement application and filing of applicable filing fees.

060 - Planning. 2 Fee Balance Not Satisfied

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

060 - Planning. 3 HILLSIDE DEVELOPMENT STANDARDS Not Satisfied

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

060 - Planning. 4 SLOPE GRADING TECHNIQUES Not Satisfied

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

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

Plan: TPM38261

Parcel: 573310006

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 SLOPE GRADING TECHNIQUES (cont.) Not Satisfied

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Transportation

060 - Transportation. 1 Fee Credit or Reimbursement Not Satisfied

In order to be eligible for credit/reimbursement, the Project shall enter into a Fee Credit/Reimbursement agreement with the Transportation Department for constructing TUMF, RBBB, DIF, CFD facilities, after plans are approved and prior to advertisement. All work shall be preapproved and comply with the Transportation Department requirements and the public contracts code.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) 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.

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 FT from the flowline of the adjacent street.

2. Sight distance shall be provided per Standard No. 821, Ordinance No. 461.11.

or as approved by the Director of Transportation.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Tentative Parcel Map No. 38261 proposes to subdivide 10.55 net acres into 2 residential parcels with existing structures. 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.

E Health

080 - E Health. 1 DEH- Health Clearance Not Satisfied

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

080 - E Health. 2 Individual Well Final Not Satisfied

Well final inspection to be conducted to ensure compliance with safe drinking water act, bacteriological standards, nitrate, fluoride and total dissolved solids prior to building permit issuance. Provide additional information on all well(s) including permit information, flow test,

Plan: TPM38261

Parcel: 573310006

80. Prior To Building Permit Issuance

E Health

080 - E Health. 2 Individual Well Final (cont.) Not Satisfied
Well Clearance letter, and connections to structures and their current and future use. A Well Evaluation is needed which includes water samplings if applicant is not able to locate well water clearance information. Submit application for water well evaluation to landuse@rivco.org or call 951.955.8980 for information regarding application fee.

Planning

080 - Planning. 1 Fee Balance Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 Roof Mounted Equipment Not Satisfied
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 3 School Mitigation Not Satisfied
Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

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

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 DEH-Health Clearance Not Satisfied
Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

Planning

090 - Planning. 1 Ordinance No, 659 DIF Not Satisfied
Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

090 - Planning. 2 Ordinance No. 810 Open Space Fee Not Satisfied

Plan: TPM38261

Parcel: 573310006

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Ordinance No. 810 Open Space Fee (cont.) Not Satisfied

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

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

Transportation

090 - Transportation. 1 REGIONAL TRANSPORTATION FEES Not Satisfied

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

_All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 2 Road Improvements (Installation) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

HOWARD ROAD shall be improved with 24-foot base on a 32-foot graded section, within a 81 foot dedicated right-of-way (37 feet on the project side, 44 feet on the opposite side of the centerline), per Modified Standard No. 103, Ordinance No. 461.11.

BOULTON ROAD shall be improved with 24-foot base on a 32-foot graded section, within a 60-foot dedicated right-of-way (30 foot on the project side, 30 foot on the opposite side of the centerline), per Standard No. 105C, Ordinance No. 461.11.

LOS ALAMOS ROAD shall be improved with 24-foot base on a 32-foot graded section, within a 30-foot dedicated right-of-way per Modified Standard No. 105C, Ordinance No. 461.11.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – May 6, 2024
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

1.1 NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 PLOT PLAN NO. 220024 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – CEQ 240008

- Applicant: Robert Close – Engineer/ Representative: SDH & Associates, Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development (CD): Light Industrial (LI) – Location: North of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue – 5.06 Gross Acres – Manufacturing – Service Commercial (M-SC) – Environmental Justice Community: Mead Valley – **REQUEST:** Plot Plan No. 220024 is a request for the development of a 105,371 sq ft warehouse building with 8,000 sq ft of office space including a mezzanine. The project site will include 21 loading dock doors, 82 parking spaces, and will have access from two (2) driveways on Patterson Ave - APN(s):317-140-016, and 317-140-047 – Project Planner: Krista Mason at (951) 955-1722 or email at kmason@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

ADOPTED A Mitigated Negative Declaration for Environmental Assessment No. CEQ220048; and,

APPROVED Plot Plan No. 220024 subject to the Advisory Notification Document and Conditions of Approval as modified.

3.2 TENTATIVE PARCEL MAP No. 38261 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor land Divisions) – Applicant: Payload Enterprise – Engineer/Representative: Eric Goldsmith – Third Supervisorial District – Cahuilla Zoning Area – REMAP Area Plan – Rural: Rural Residential (R-RR) – Location: North of Los Alamos Road, east of Howard Road, north of Boulton Road, and west of Holt Lane – 12.42 Gross Acres – Zoning: Rural Residential five (5) acre minimum (R-R-5) – **REQUEST: Schedule "H" subdivision of one (1) 12.42 gross acre parcel into two (2) parcels measuring 5.20 gross acres and 5.47 gross acres – APN(s): 573-310-006. Project Planner Joseluis Aparicio (951) 955-6035 or email atijaparicio@rivco.org.**

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

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

APPROVED Tentative Parcel Map No. 38261 subject to the Advisory Notification Document and Conditions of Approval

3.3 TENTATIVE PARCEL MAP NO. 38929 - No New Environmental Docs Required - Applicant: Kimley Horn - First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Community Development: Business Park (CD: BP)- Location: North of Water Avenue, South of Placentia Avenue, East of Tobacco Road and West of Harvill Avenue - 19.72 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC) - Tentative Parcel Map No. 38929 is a Schedule "J" subdivision of a 19.72-acre parcel into six (6) separate industrial parcels for the Riverside University Health Wellness Village Project site that is being processed through facilities management - APN: 317-260-034 –

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

FOUND No new environmental document is required; and,

APPROVED Tentative Parcel Map No. 38929 subject to the Advisory Notification Document and Conditions of Approval.

DIRECTOR'S HEARING – REPORT OF ACTIONS – May 6, 2024

Project Planner Joseluis Aparicio (951) 955-6035 or
email at jlaparicio@rivco.org.

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

NONE

ADJOURNMENT: 2:08 p.m.