

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



ITEM: 1.2
(ID # 25959)

MEETING DATE:
Tuesday, September 17, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 37648 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(3) (Common Sense Exemption) – Applicant: Cornell Building and Design – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural – Rural Residential (R:RR) – Location: West of Via de Oro, south of Calle Breve, north of Loren Way and Calaveras Road, and east of Via Verano – 20.09 Gross Acres - Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) - REQUEST: Schedule “H” subdivision of approximately 20.09 gross acres into three (3) parcels ranging in size from 5 acres to 10 acres – APN: 951-230-046 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email jlaparicio@rivco.org. 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 July 29, 2024.

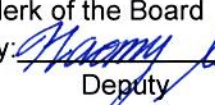
ACTION:Consent


John Hildebrand, Planning Director 9/3/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Gutierrez
Nays: None
Absent: Spiegel
Date: September 17, 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	\$ 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. 37648 (TPM37648) is a Schedule "H" subdivision of one 20.09 approximate gross acre parcel into three (3) parcels ranging in size from 5.00 acres to 10.00 acres.

The "project" was approved by the Planning Director on July 29, 2024. The Project Planner sent a 10-day notice for the project. The Planning Department did receive two phone calls one opposed and one neutral. 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: DH Report of Actions**
- Attachment B: Tentative Map No. 37648**
- Attachment C: GIS Exhibits**
- Attachment D: Radius Map**
- Attachment E: Mailing Labels**
- Attachment F: Notice of Exemption**
- Attachment G: Conditions of Approval**
- Attachment H: Director's Hearing Staff Report**

 **Jason Farin, Principal Management Analyst** 9/10/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – JULY 29, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1. CONSENT CALENDAR:
NONE

2. PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

3. GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

3.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240027 (Foundation Component)** – Applicant: Hill Investment Enterprises, c/o Austin Hill – Engineer/Representative: T&B Planning, c/o Tracy Zinn – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 10.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-A-1) and Rural Agricultural 1-Acre Minimum (R-A-1) – **REQUEST:** The applicant of General Plan Amendment No. 240027 (GPA240027) is making a request to the County of Riverside to change the General Plan Foundation Component of six (6) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240027 is initiated by the Board of Supervisors. – APN: 317-090-014 thru 018, 022 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240027 move forward to Planning Commission.

General Plan Initiation Members voted as follows:

- District 1 – Oppose
- District 2 – Neutral
- District 3 – Absent
- District 4 – In favor
- District 5 – Oppose

3.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (Foundation Component)** – Applicant: Trammell Crow Company, c/o David Nazaryk – Engineer/Representative: EPD Solutions, c/o Selena Kelaher – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Placentia Street, west of Patterson Avenue, and east of Decker Road – 162 +/- Gross Acres – Existing Zoning: Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5) – **REQUEST:** The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component of four (4) parcels from Rural: Rural Residential (R: RR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240026 move forward to Planning Commission.

General Plan Initiation Members voted as follows:

- District 1 – Oppose
- District 2 – Neutral
- District 3 – Absent
- District 4 – In favor
- District 5 – Oppose

DIRECTOR'S HEARING – REPORT OF ACTIONS – July 29, 2024

required if the proposed GPA240026 is initiated by the Board of Supervisors – APN: 317-250-006 thru 009. Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

3.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 230008 (Foundation Component)** – Applicant: Thrifty Oil Co., c/o Stephane Wandel – Engineer/Representative: Thrifty Oil Co., c/o Stephane Wandel – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: South of Placentia Street, north of Water Street, east of Tobacco Road, and west of Harvill Avenue – 9.62 Gross Acres – Existing Zoning: Rural Residential 1- Acre Minimum (R-R-1) – **REQUEST:** The applicant of General Plan Amendment No. 230008 (GPA230008) is making a request to the County of Riverside to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA230008 is initiated by the Board of Supervisors – APN: 317-260-017, 317-260-018 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 230008 move forward to Planning Commission.

General Plan Initiation Members voted as follows:

- District 1 – Oppose
- District 2 – Neutral
- District 3 – Absent
- District 4 – In favor
- District 5 – Oppose

3.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240004 (Foundation Component)** – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 19.50 Gross Acres – Existing Zoning: Residential Agricultural 1-Acre Minimum (R-A-1) & Rural Residential 1- Acre Minimum (R-R-1) – **REQUEST:** The applicant of General Plan Amendment No. 240004 (GPA240004) is making a request to the County of Riverside to change the General Plan Foundation Component of three (3) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240004 is initiated by the Board of Supervisors – APN: 317-090-023, 024, 033 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240004 move forward to Planning Commission.

General Plan Initiation Members voted as follows:

- District 1 – Oppose
- District 2 – Neutral
- District 3 – Absent
- District 4 – In favor
- District 5 – Oppose

3.5 **25631 INITIATION OF GENERAL PLAN AMENDMENT NO. 240005 (Foundation Component)** – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General

Planning Director's Actions:

Public Hearing: Closed

Corrected Applicant and Engineer /Representative was read into the record.

DIRECTOR'S HEARING – REPORT OF ACTIONS – July 29, 2024

Plan Foundation Component: Rural Community (RC) and Community Development (CD); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 58.59+/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) & Rural Residential ½ Acre Minimum (R-R-½) – **REQUEST:** The applicant of General Plan Amendment No. 240005 (GPA240005) is making a request to the County of Riverside to change the General Plan Foundation Component of 23 parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240005 is initiated by the Board of Supervisors – APN: 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240005 move forward to Planning Commission.

General Plan Initiation Members voted as follows:

District 1 – Oppose
District 2 – In favor
District 3 – Absent
District 4 – In favor
District 5 – Oppose

- 3.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240022 (Foundation Component)** – Applicant: MV Landco, LLC., c/o Travis Duncan – Engineer/ Representative: T&B Planning Inc., c/o Tracy Zinn – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Cajalco Road, west of Patterson Avenue, and east of Anderson Road – 648.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1); Rural Residential ½ Acre Minimum (R-R-½); Rural Agricultural 1-Acre Minimum (R-A-1) and Rural Agricultural 2-Acre Minimum (R-A-2) – **REQUEST:** The applicant of General Plan Amendment No. 240022 (GPA240022) is making a request to the County of Riverside to change the General Plan Foundation Component of 51 parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Rural: Rural Residential (R: RR) to Community Development (CD). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240022 is initiated by the Board of Supervisors – APN: 317-060-037, 038; 317-070-001; 317-080-002, 033; 317-090-010, 011; 317-180-007, 008, 009; 317-190-003, 004, 007; 317-200-004 thru 040; 317-220-025. – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240022 move forward to Planning Commission.

General Plan Initiation Members voted as follows:

District 1 – Neutral
District 2 – Neutral
District 3 – Absent
District 4 – In favor
District 5 – Oppose

- 3.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (Foundation Component)** – Applicant: Lansing Companies, c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc., c/o Selena Kelaher – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Markham Street, south of Nandina Avenue, west of

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240023 move forward to Planning Commission.

General Plan Initiation Members voted as follows:

DIRECTOR'S HEARING – REPORT OF ACTIONS – July 29, 2024

Decker Road, and east of Day Street – 103.37 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) and Light Agriculture 2½ Acre Minimum (A-1-2½) – **REQUEST:** The applicant of General Plan Amendment No. 240023 (GPA240023) is making a request to the County of Riverside to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240023 is initiated by the Board of Supervisors – APN: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

District 1 – Oppose
District 2 – Oppose
District 3 – Absent
District 4 – In favor
District 5 – Oppose

4. PUBLIC HEARINGS: NEW ITEMS: 1:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER:

4.1 **TENTATIVE PARCEL MAP NO. 37648 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(3) (Common Sense Exemption) – Applicant: Cornell Building and Design – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural – Rural Residential (R:RR) – Location: West of Via de Oro, south of Calle Breve, north of Loren Way and Calaveras Road, and east of Via Verano – 20.09 Gross Acres - Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) – **REQUEST:** Schedule “H” subdivision of approximately 20.09 gross acres into three (3) parcels ranging in size from 5 acres to 10 acres – APN: 951-230-046 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email jlaparicio@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,

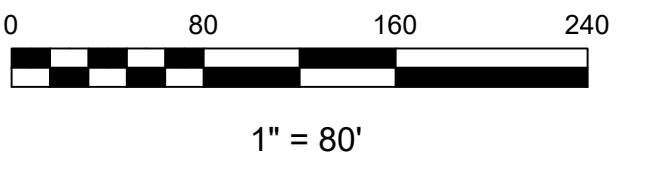
APPROVED Tentative Parcel Map No. 37648, subject to the Advisory Notification Document and conditions of approval.

5. SCOPING SESSION
NONE

6. PUBLIC COMMENTS

ADJOURNMENT: 5:32 p.m.

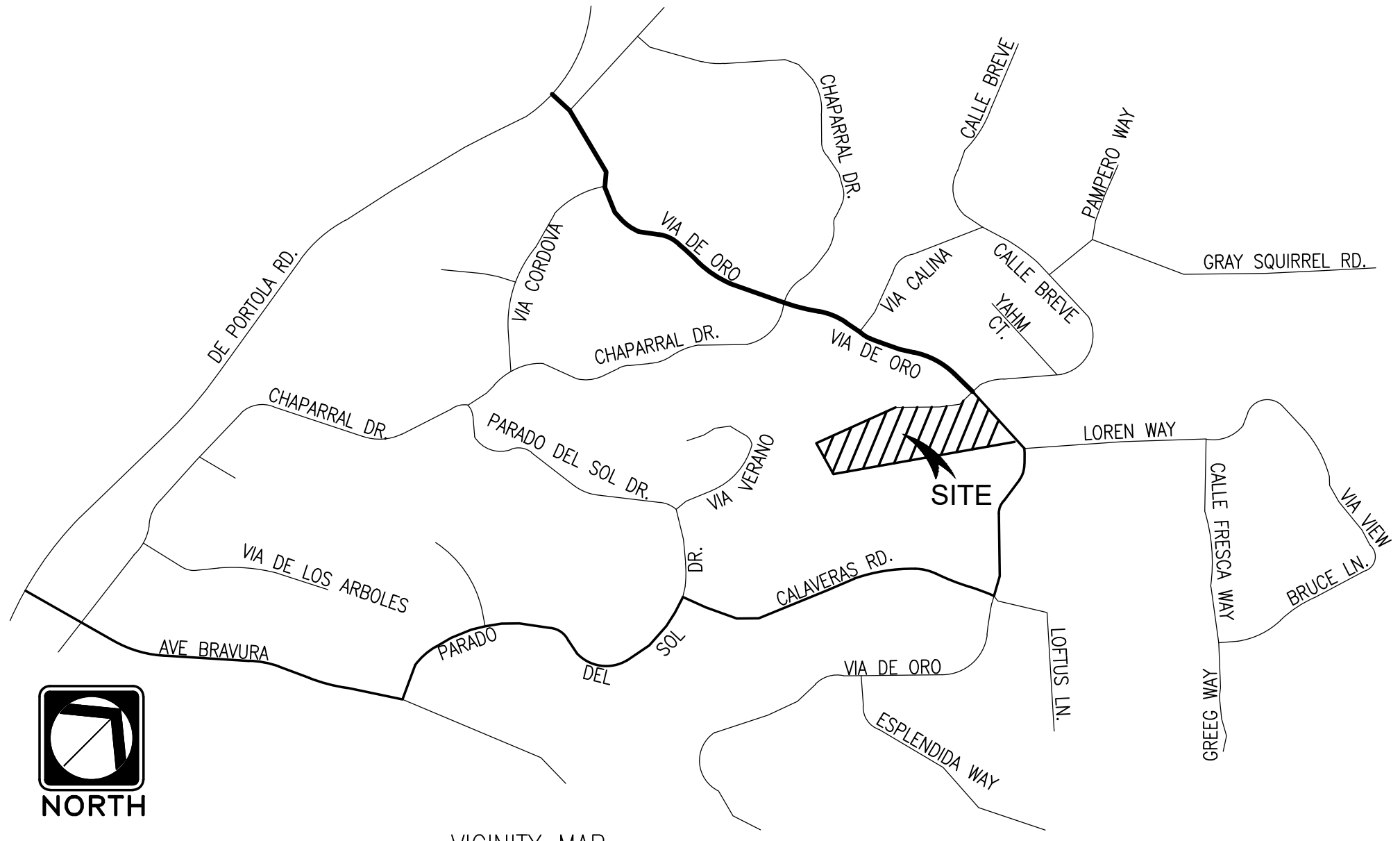
IN THE COUNTY OF RIVERSIDE TENTATIVE PARCEL MAP NO. 37648



CASE NUMBER: 2015-001
DATE: 01/10/15
PLANNER: JWH

LEGEND

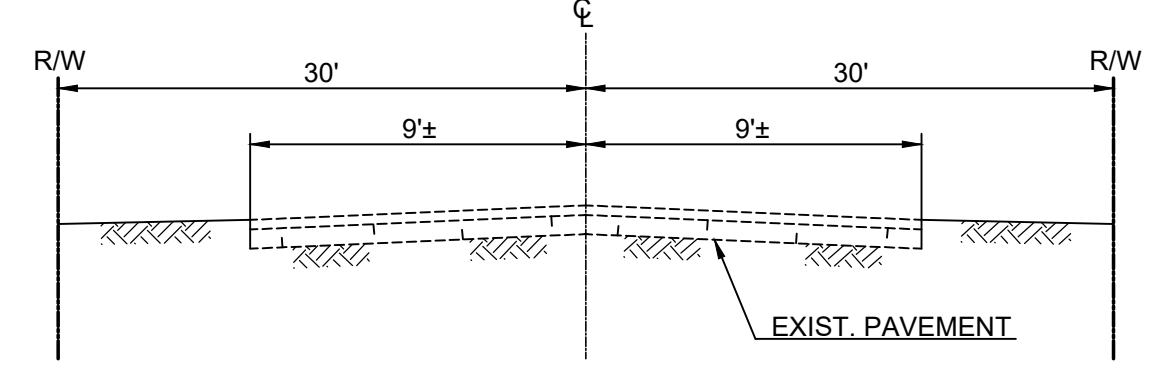
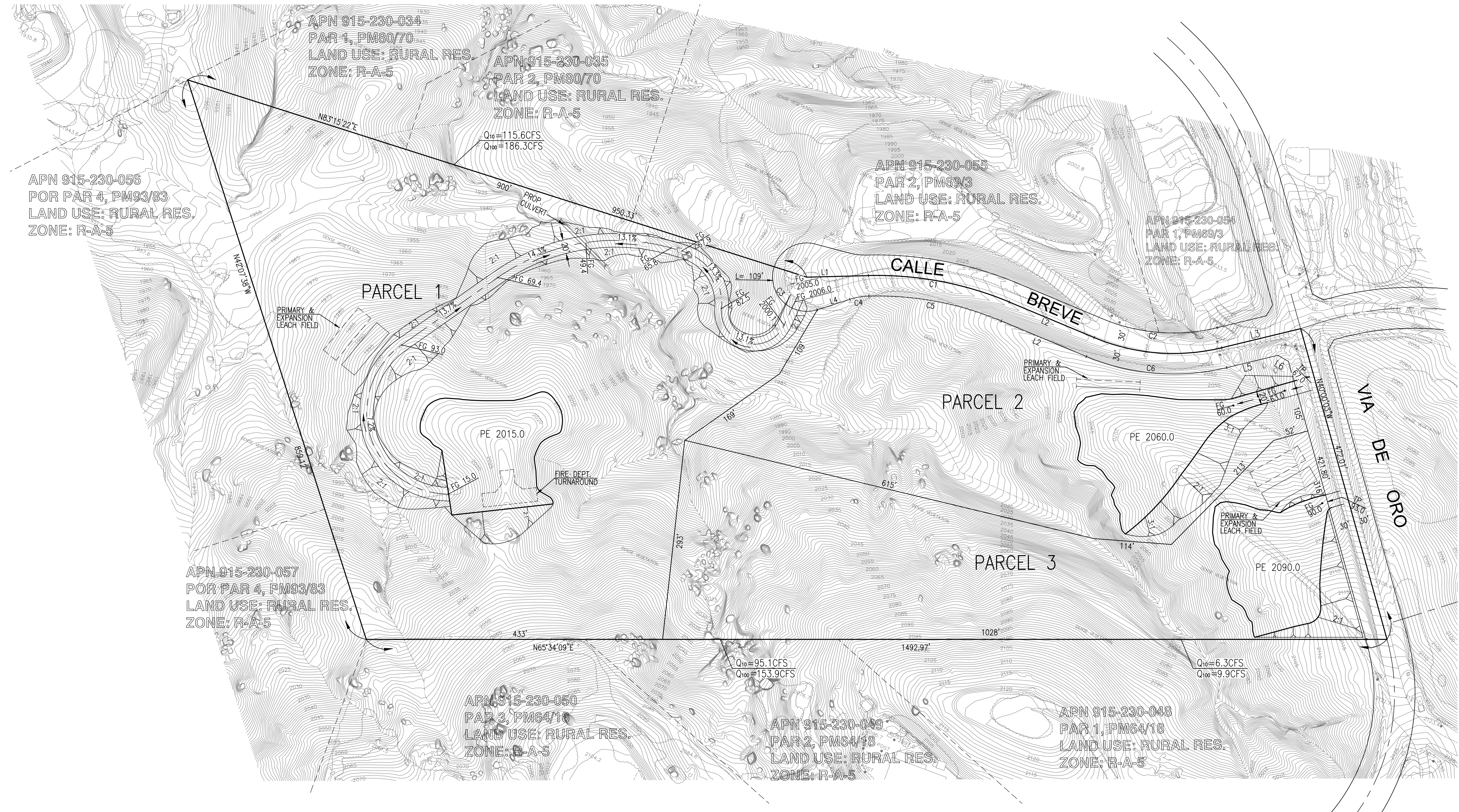
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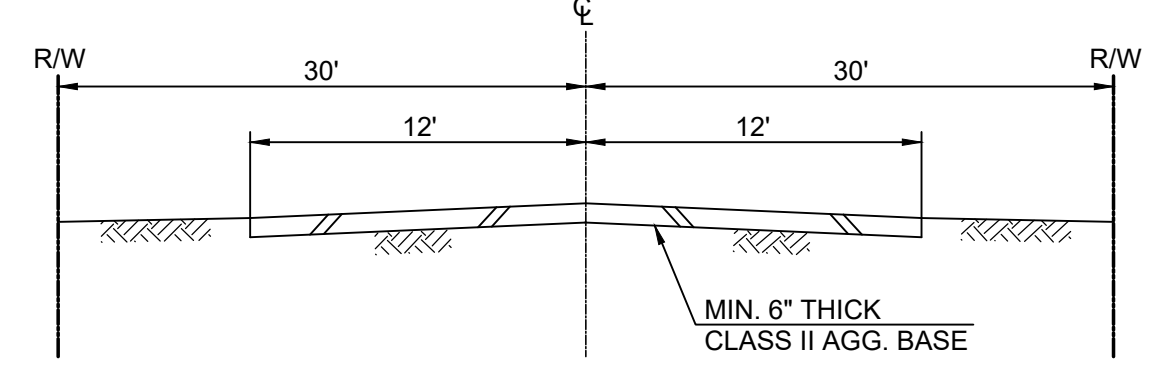
VICINITY MAP

SECTION 28, TOWNSHIP 7 SOUTH, RANGE WEST, S.B.M.

— SECONDARY ACCESS
— PRIMARY ACCESS



TYPICAL STREET SECTION
VIA DE ORO
NTS



TYPICAL STREET SECTION
CALLE BREVE
NTS

LINE DATA

NO.	BEARING	DISTANCE
L1	N 64°06'00" E	90.00'
L2	N 88°18'00" E	134.42'
L3	N 51°53'00" E	118.51'
L4	N 47°34'33" E	50.00'
L5	N 51°40'42" E	76.96'
L6	N 84°16'16" W	18.00'

CURVE DATA

NO.	A	R	L
C1	24°12'00"	500.00'	211.18'
C2	36°25'00"	300.00'	190.68'
C3	125°24'58"	50.00'	109.45'
C4	16°15'36"	100.00'	28.38'
C5	24°11'00"	470.00'	198.38'
C6	36°20'28"	330.00'	209.31'

OWNER/APPLICANT
THOMAS H. CORNELL AND RHONDA L. CORNELL
TRUSTEES OF THE CORNELL FAMILY TRUST
TEMUCULA, CA 92592
(951) 303-6075

ASSESSOR'S PARCEL NO.
915-230-046

PROPERTY ADDRESS
NOT AVAILABLE

LAND USE DESIGNATION
RURAL RESIDENTIAL

ZONING
R-A-5

PROPERTY DESCRIPTION
PARCEL 6 OF PARCEL MAP 41-1
AS SHOWN BY MAP RECORDED
IN BOOK 4, PAGES 68 & 71 OF PARCEL
MAPS, RIV. CO. RECORDS

AREA
19.19 AC NET
20.09 AC GROSS

SPECIFIC PLAN
PROPERTY IS NOT LOCATED WITHIN
A SPECIFIC PLAN.

SCHOOL DISTRICT
TEMUCULA VALLEY UNIFIED

UTILITY PURVEYORS
SEWER - SEPTIC
WATER - RANCHO CALIFORNIA WATER DISTRICT
GAS - SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC - EDISON
PHONE - FRONTIER

GEOLOGIC INFORMATION
PROPERTY IS NOT LOCATED IN A FAULT ZONE.
NOT IN A LIQUIFICATION AREA

FLOOD PLAIN INFORMATION
NOT IN A FLOOD PLAIN

CONTIGUOUS OWNERSHIP
THE PROPERTY WITHIN THE BOLD BOUNDARY
SHOWN ON THIS MAP REPRESENTS THE
THE ENTIRE CONTIGUOUSLY OWNED LAND
OF THE OWNER/APPLICANT LISTED ABOVE.

AVE. PARCEL DIMENSION SUMMARY

PARCEL NO.	AVE DEPTH	AVE WIDTH	D/W RATIO
1	667'	729'	0.9
2	781'	265'	2.9
3	946'	249'	3.8

NOTE: MAX. D/W RATIO= 4.0 PER SEC. 3.8.C OF ORDINANCE No.460.

PARCEL SUMMARY

PARCEL NO.	GROSS AREA (AC)	NET AREA (AC)	PAV AREA (SF)
1	10.00	9.93	26,140
2	5.00	4.40	25,721
3	5.09	4.87	25,421

Underground Service Alert

Call: TOLL FREE
1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE:
Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to dig and locate underground utilities prior to the construction of the proposed project. The engineer's responsibility is to provide the location of the proposed project and to provide the location of the proposed project. The engineer's responsibility is to provide the location of the proposed project and to provide the location of the proposed project. The engineer's responsibility is to provide the location of the proposed project and to provide the location of the proposed project.

REV.	DATE	DESCRIPTION	DATE	APPROVAL

RECOMMENDED FOR APPROVAL

SEAL

DATE

CHECKED BY

DATE

APPROVED BY: _____ DATE _____

R.C.E. NO. _____ EXP. DATE _____

PREPARED BY: _____ DATE _____

R.C.E. NO. _____ EXP. DATE _____

B A W

BLAINE A. WOMER
CIVIL ENGINEERING

PLANNING
SURVEYING
ENGINEERING
PUBLIC WORKS

SCALE

BENCHMARK

COUNTY OF RIVERSIDE

TENTATIVE PARCEL MAP NO. 37648
SCHEDULE 'H'

FDR: CORNELL W.D. COUNTY FILE NO.

SHEET NO.
1
1 OF 1 SHEETS

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37648

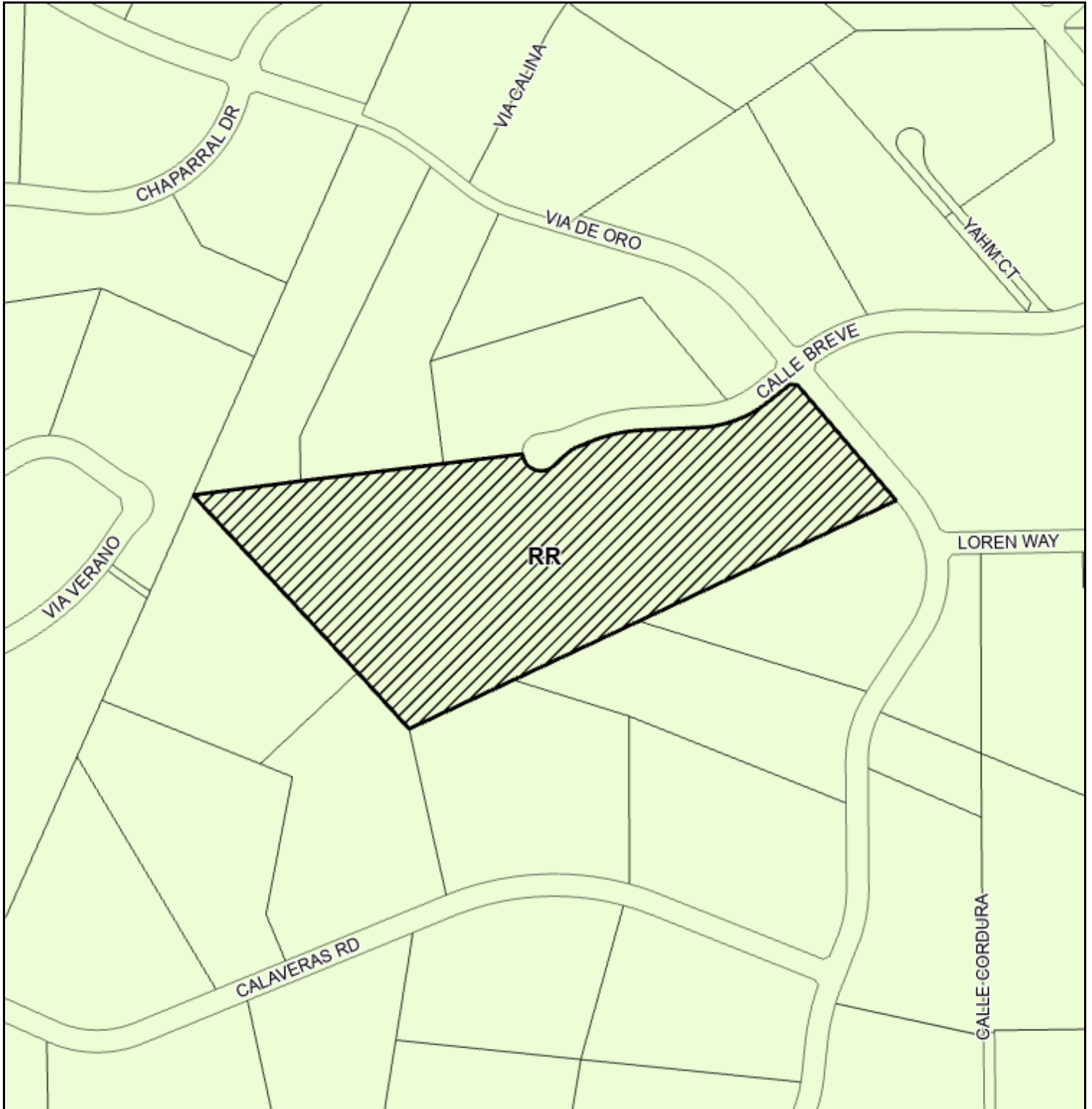
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

Date: 7-8-2024

Exhibit: 5



Zoning Area/District: RANCHO CALIFORNIA

Author:



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.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37648

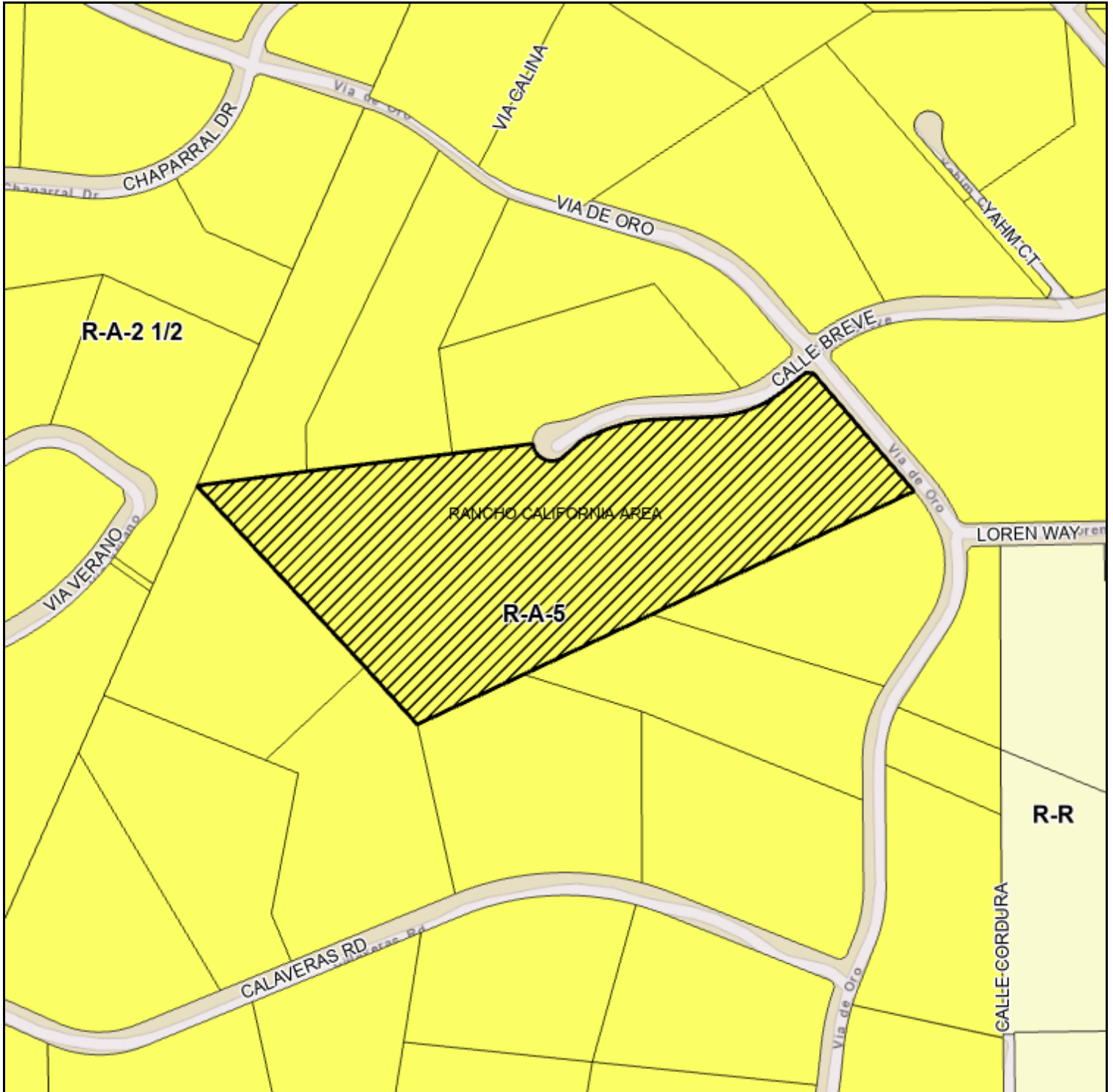
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

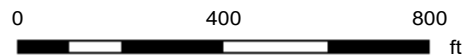
Date: 7-8-2024

Exhibit: 2



Zoning Area/District: RANCHO CALIFORNIA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37648

LAND USE

Supervisor:CHUCK WASHINGTON

Date: 7-8-2024

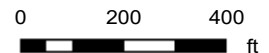
District: 3

Exhibit: 1



Zoning District: RANCHO CALIFORNIA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

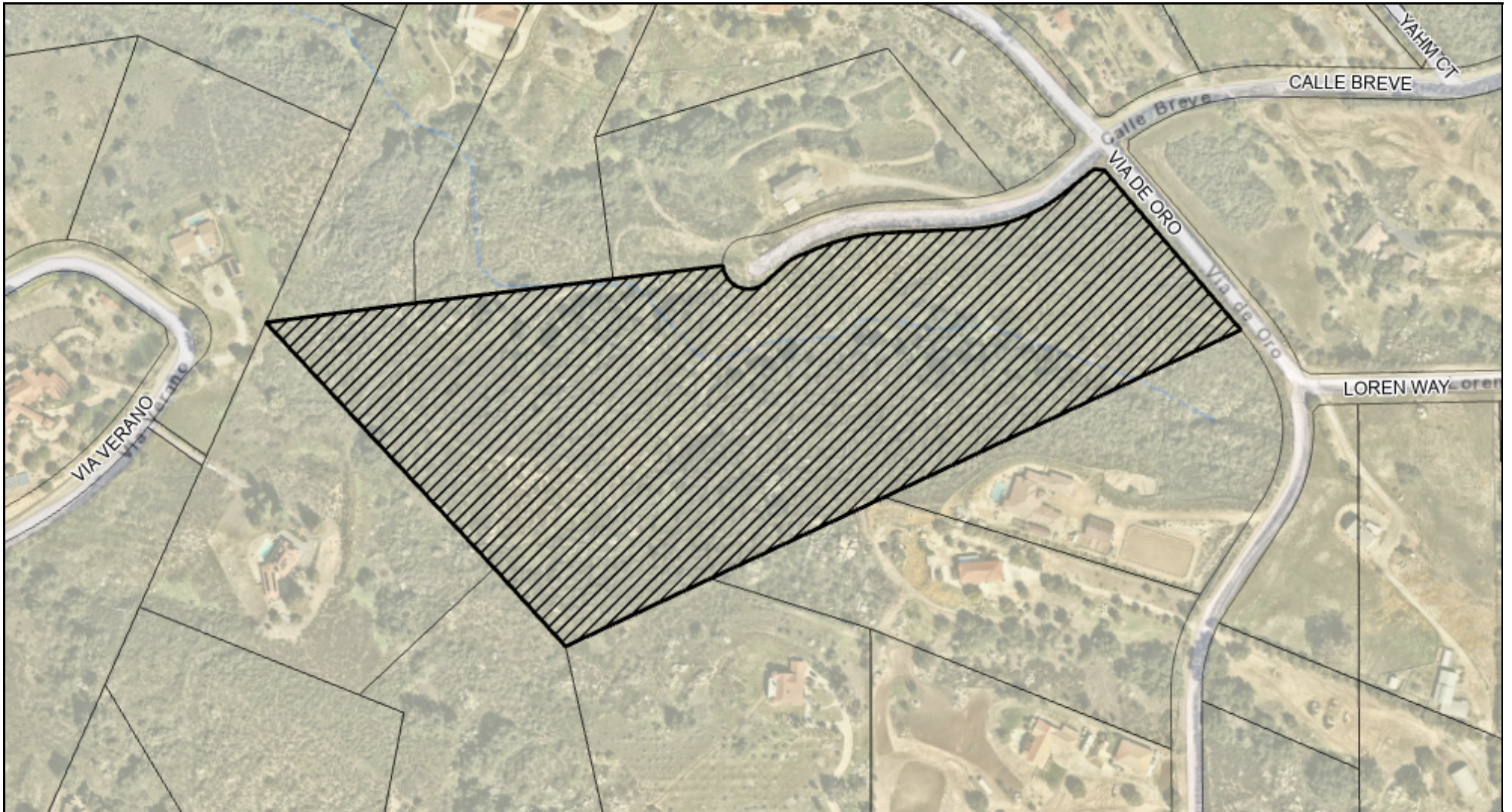
TPM37648

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

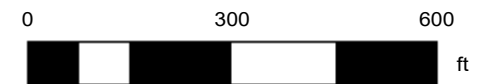
District: 3

Date: 7-8-2024



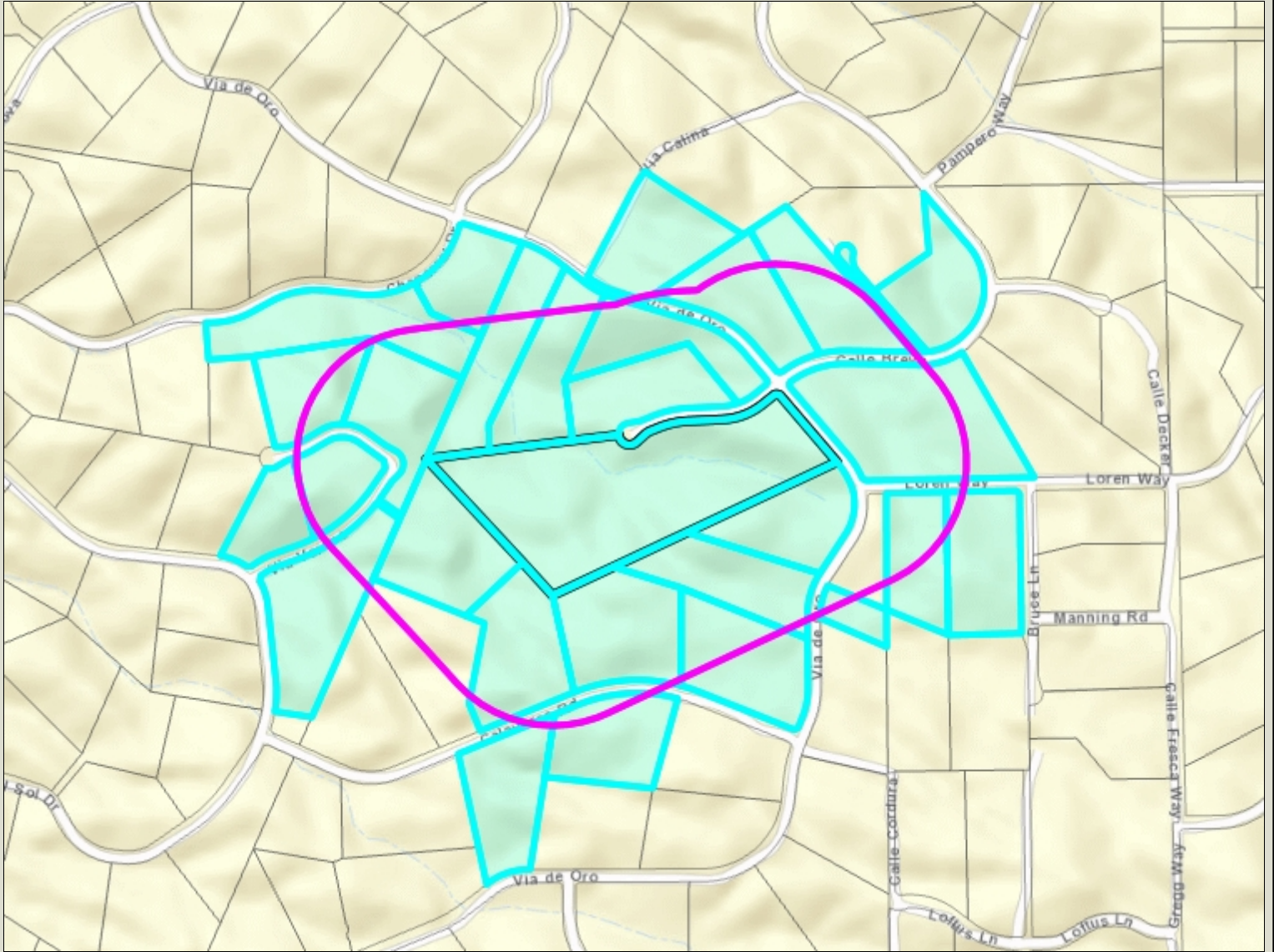
Zoning Area/District: RANCHO CALIFORNIA

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Riverside County GIS Mailing Label Radius Map

TPM37648



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

Notes
APN: 951-230-046



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.

915220019
ANDREW M. FRASER
38490 VIA DE ORO
TEMECULA CA 92592

915230025
RONALD EARL MOSBY
39100 VIA DE ORO
TEMECULA CA 92592

915230026
ZICKAFOOSE DEBRALYNNE AND AJAY
SINHA REVOCABEL TRUST DATED 11/23
28871 LOREN WAY
TEMECULA CA 92592

915230030
DONALD J. MOSBY
38980 VIA DE ORO
TEMECULA CA 92592

915230034
HOMAN DEBORAH T LIVING TRUST
DATED 6/23/22
38525 VIA DE ORO
TEMECULA CA 92592

915230035
RICHARD JOSEPH BATTAGLIA
233 CARNATION AVE
CORONA DEL MAR CA 92625

915230046
THOMAS H. CORNELL
43113 DE PORTOLA RD
TEMECULA CA 92592

915230048
BROWNING MICHAEL & ANDREA LIVING
TRUST DATED 11-16-2018
39357 CALLE BELLAGIO
TEMECULA CA 92592

915230049
QINGDE LIU
111 NOVEL
IRVINE CA 92618

915230050
EVGENIA STAVRAKIS
44870 REIN CT
TEMECULA CA 92592

915230051
KEVIN HEITRITTER
40401 VIA DE ORO
TEMECULA CA 92592

915230052
DENNIS MURRAY
38800 VIA DE ORO
TEMECULA CA 92592

915230053
AS LAND
40215 CALLE BREVE
TEMECULA CA 92592

915230054
LIU FAMILY TRUST DTD 1/7/2020
3751 CLAREMONT ST
IRVINE CA 92614

915230055
AARON WILLIAM ZIMMER
40430 CALLE BREVE
TEMECULA CA 92592

915230056
HAIMING HU
11765 GOLDRING RD
ARCADIA CA 91006

915230057
OTTO H. RADTKE
38390 CALAVERAS RD
TEMECULA CA 92592

915230060
SLCK DREAMS
14037 DELTONA DR
CHESTERFIELD MO 63017

915230063
FRANK D. DOLLARHIDE
40104 YAHIM CT
TEMECULA CA 92592

915230069
JOHN A. WILLS
38760 LOREN WAY
TEMECULA CA 92592

915750005
BARBARA L. JEFFORDS
38475 CALAVERAS RD
TEMECULA CA 92592

915750010
KENNETH EARL RAUTON
PO BOX 556
TEMECULA CA 92593

941060002
GLENOAK HILLS COMMUNITY ASSN
P O BOX 891
TEMECULA CA 92589

941060005
MICHAEL N. WAKSHULL
40035 VIA VERANO
TEMECULA CA 92592

941060006
VIAVERANO
10958 STALLION WAY
RANCHO CUCAMONGA CA 91737

941060008
SHIZUKO M. MATSUMOTO
245 W CRYSTAL VIEW AVE
ORANGE CA 92665

941060009
RUSSELL FLEMING
40110 VIA VERANO
TEMECULA CA 92592

941060017
THOMAS J. GOODNO
35712 LINDA ROSEA RD
TEMECULA CA 92592

941060021
JOHN W. CLAY
39076 CHAPARRAL DR
TEMECULA CA 92592



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.: TENTATIVE PARCEL MAP NO. 37648 – CEQA Exempt State CEQA Guidelines Section 15061(3) (Common Sense Exemption)

Project Location: APN: 951-230-046

Project Description: Tentative Parcel Map No. 37648 is a Schedule "H" subdivision of approximately 20.09 gross acres into three (3) parcels ranging in size from 5.00 acres to 10.00 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) 15061 (b)(3) Common Sense Exemption
 Declared Emergency (Sec. 21080 (b) (3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c)) Other: _____

Reasons why project is exempt:

Staff has analyzed the proposed project pursuant to requirements of the California Environmental Quality Act (CEQA) and determined the proposed Schedule "H" subdivision map to be Exempt pursuant to Section 15061(3) (Common sense exemption) of the CEQA Guidelines.

The proposed subdivision would result in three 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 Residential Agriculture, five-acre minimum (R-A-5). The end use of the site shall be ministerial for by right housing. If any other use other than ministerial by right housing is proposed on this site then additional CEQA analysis shall be required as well as applicable planning applications.

NOTICE OF EXEMPTION

Page 2

Jose Luis Aparicio

County Contact Person



Signature

(951) – 955 – 6035

Phone Number

Contract
Planner

Title

4/17/2024

Date

Date Received for Filing and Posting at OPR: _____



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

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



07/08/24, 5:26 pm

TPM37648

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37648. 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 TPM37648 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. 37648 is a proposal for a Schedule "H" – Subdivision of approximately 20.09 gross acres into three (3) parcels ranging in size from 5.00 acres to 10.00 acres.

The above is hereinafter "the project."

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TPM37648 EXHIBIT

Tentative Map No. 37648 (TPM37648) dated 6/11/2020

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
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - 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, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Tentative Parcel Map, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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 ECP COMMENTS

If 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.

Flood

Flood. 1 Flood Haz. Report

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

Flood Haz. Report (cont.)

Tentative Parcel Map (TPM) 37648 is a proposal for a Schedule "H" subdivision of 20.9 acres into three parcels with the minimum lot size of 5 acres in Rancho California area. The site is located at southwest corner of Calle Breve and Via De Oro.

The site is in a hilly area. The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. This area is designated as FEMA Zone D per FIRM Panel 06056C2775G (8/28/2008). Zone D is defined as areas in which flood hazards are undetermined, but possible. There is no existing or proposed District facility in this area.

New construction should comply with all applicable ordinances. Natural watercourses should be kept free of buildings and obstructions and grading shall be designed in a manner that maintains the natural drainage patterns of the area. If the development of this property would increase downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impacts.

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fee for this ADP is \$1,179 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.

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

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

Planning

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

FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

FEES FOR REVIEW (cont.)

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. 3

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. 4

Zoning Standards

Lots created by this Tentative Map shall be in conformance with the development standards of the Residential Agriculture 5 Acre Minimum (R-A-5) zone.

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

PDA Accepted

County Archaeological Report (PDA) No. 7093 submitted for this project (TPM37648) was prepared by Andrew J. Garrison and Brian F. Smith of Brian F. Smith and Associates, Inc. and is entitled: "A PHASE I CULTURAL RESOURCES ASSESSMENT FOR THE TPM 37648 PROJECT", dated January 31, 2020.

PDA concludes: A prehistoric bedrock milling site within the property that was discovered during the Phase I survey may receive indirect impacts from the construction of new single family homes on the property.

PDA recommends: A Phase II cultural resources subsurface testing and significance evaluation program. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3

PDA08024Accepted

County Archaeological Report (PDA) No. 8024 submitted for this project (TPM37648) was prepared by Brian F. Smith and Associates and is entitled "A Phase I and II Cultural Resources Assessment for the TPM 37648 Project", dated June 22, 2020.

PDA08024 concludes: The investigation of Site RIV-12,997 revealed that the site was a minimally used bedrock milling site. The identified features indicate that site activities primarily focused upon floral and/or faunal food processing. No surface artifacts were identified and shovel test investigations did not identify any subsurface deposits. Although bedrock milling is typically associated with the Late Prehistoric occupation of the area, since no diagnostic artifacts were recovered, no definite cultural affiliation could be assigned to the resource. The bedrock milling features have been drawn, photographed, and measured. The site exhibits no significant artifacts, artifact assemblages, or subsurface features, and

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3

PDA08024Accepted (cont.)

the documentation of these surfaces has exhausted its research potential. A significance assessment of the site according to the criteria listed in CEQA, Section 15064.5, clarifies that the site does not qualify as a significant archaeological resource under any of the stated criteria. No further archaeological investigations are recommended for Site RIV-12,997.

PDA08024 recommends: The archaeological site was evaluated as not significant. Because the site will not be directly impacted and has been evaluated as not significant, site specific mitigation measures will not be required. However, due to the presence of the bedrock milling features documenting prehistoric use of this property and the density of bedrock milling features sites within one mile of the project, the potential exists that other unidentified cultural resources may exist on the property that may be exposed during grading. Therefore, it is recommended that all earth disturbances associated with the development of the project be monitored by an archaeologist and a Native American representative. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 4

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-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL (cont.)

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. 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.

Transportation

Transportation. 1

RCTD - General

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - General (cont.)

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. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
3. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
4. The Project shall install street name sign in accordance with County Standard No. 816 and as directed by the Director of Transportation.
5. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

6. 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.

Plan: TPM37648

Parcel: 915230046

50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

050 - Flood. 2 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 the appropriate plan check fee.

Planning

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

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

050 - Planning. 2 ECS Prepared Not Satisfied

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

050 - Planning. 3 FEE BALANCE Not Satisfied

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

Planning-CUL

050 - Planning-CUL. 1 ECS Sheet Not Satisfied

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of CA-RIV-12997.

Planning-EPD

050 - Planning-EPD. 1 ECS Preparation Not Satisfied

Plan: TPM37648

Parcel: 915230046

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 ECS Preparation (cont.) Not Satisfied

Prior to map recordation an Environmental Constraints Sheet (ECS) must be prepared in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the final exhibit for recordation. The ECS must include the following items and must be approved by EPD prior to recordation.

The ECS must clearly show and label Riparian/Riverine areas as depicted on Figure 7 of the Determination of Biologically Equivalent or Superior Preservation written by Natural Resources Assessment, Inc. Dated July 10, 2023. Only areas identified as Impact Area 1 and Impact Area 2 may be excluded from the ECS.

The ECS must clearly show all Oak trees as identified on Figure 4 of the Oak Resources Technical Report written by Natural Resources Assessment, Inc. Dated May 28, 2021. Only oak trees identified as "Potentially Impacted Oaks" may be excluded from the ESC.

The ECS must include the following notes:

"No disturbance may occur within the boundaries of the Riparian/Riverine Areas"

"Brush management to reduce fuel loads and to protect urban uses (fuel modification zones) will not encroach into the Riparian/Riverine areas."

"No disturbance may occur to any oak tree or the area under the canopy of any oak tree(s) identified on this constraint sheet"

050 - Planning-EPD. 2 ECS Recordation Not Satisfied

An Environmental Constraints Sheet (ECS) must be recorded with the Riverside County Surveyor. The ECS must include the following elements.

The ECS must clearly show and label Riparian/Riverine areas as depicted on Figure 7 of the Determination of Biologically Equivalent or Superior Preservation written by Natural Resources Assessment, Inc. Dated July 10, 2023. Only areas identified as Impact Area 1 and Impact Area 2 may be excluded from the ECS.

The ECS must clearly show all Oak trees as identified on Figure 4 of the Oak Resources Technical Report written by Natural Resources Assessment, Inc. Dated May 28, 2021. Only oak trees identified as "Potentially Impacted Oaks" may be excluded from the ESC.

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"Brush management to reduce fuel loads and to protect urban uses (fuel modification zones) will not encroach into the Riparian/Riverine areas."

"No disturbance may occur to any oak tree or the area under the canopy of any oak tree(s) identified on this constraint sheet"

A final ECS approved and stamped by the Riverside County Surveyor must be submitted to EPD prior to recordation.

Survey

050 - Survey. 1 RCTD - Survey Not Satisfied

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

Plan: TPM37648

Parcel: 915230046

50. Prior To Map Recordation

Survey

050 - Survey. 1 RCTD - Survey (cont.) Not Satisfied
Transportation Department, or bond and enter into an agreement with the Transportation Department.

Transportation

050 - Transportation. 1 RCTD - Road Improvements Not Satisfied
Calle Breve along project boundary shall be improved with 24 feet of acceptable Aggregate Base (0.33 feet thick) on a 32 foot width graded section within a 60 foot full-width dedicated right-of-way as approved by the Director of Transportation.

050 - Transportation. 2 RCTD - Street Improvement Plans Not Satisfied
The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

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) 37782 is located within the boundaries of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. 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 \$1,179 per acre, the fee due will be

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60. Prior To Grading Permit Issuance

Flood

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

Planning

060 - Planning. 1 Fee Balance Not Satisfied

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

060 - Planning. 2 SLOPE GRADING TECHNIQUES Not Satisfied

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

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

Planning-CUL

060 - Planning-CUL. 1 NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 PROJECT ARCHAEOLOGIST Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 PROJECT ARCHAEOLOGIST (cont.) Not Satisfied

Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning-CUL. 3 Temporary Fencing Not Satisfied

Temporary Fencing - Temporary fencing shall be required for the protection of cultural site(s) CA-RIV-12997 during any grading activities. Prior to commencement of grading or brushing, the project archaeologist shall confirm the site boundaries and determine an adequate buffer for protection of the site(s). The applicant shall direct the installation of fencing under the supervision of the project archaeologist and if required, Native American Monitor. The fencing can be removed only after grading operations have been completed.

Planning-EPD

060 - Planning-EPD. 1 Grading Plan Review Not Satisfied

Prior to the issuance of a grading permit EPD must review grading plans. Grading plans must clearly delineate Riparian/Riverine habitat and oak trees as depicted on the approved Environmental Constraints Sheet. Any oak trees that will be impacted by grading or other ground disturbance activities must be shown on grading plans. The grading plan should include a note stating that "All Riparian/Riverine areas and oak trees must be avoided unless previously approved"

060 - Planning-EPD. 2 MBTA Clearance Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Clearance (cont.) Not Satisfied

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

060 - Planning-EPD. 3 Oak Tree Temporary Fencing Not Satisfied

Prior to any ground disturbance, vegetation removal or issuance of a grading permit temporary fencing must be installed to protect any oak tree with a diameter of 2 inches or greater at breast height (4.5 feet above the surface of the ground) that will not be impacted by ground disturbance activities. Only oak trees identified as "Potentially Impacted Oaks" on Figure 5 of the Oak Resources Technical Report written by Natural Resources Assessment, Inc. on May 27, 2021 may remain unfenced. Temporary fencing must remain in place until all ground disturbance and construction activities are complete.

A Biologist from EPD must inspect the fence to ensure it has been installed in the appropriate locations and serves to protect oak trees. EPD shall have sole discretion in approval of the temporary fencing.

060 - Planning-EPD. 4 Riparian/Riverine Mitigation Not Satisfied

Prior to issuance of the first grading permit the Applicant will purchase a minimum of 0.1 acres of wetland preservation credits from the Barry Jones/Skunk Hollow Mitigation Bank as described in the previously submitted and approved Determination of Biologically Equivalent or Superior Preservation written by Natural Resources Assessment, Inc. on July 10, 2023. The applicant must provide the Environmental Programs Division (EPD), of the Riverside County Planning Department, with evidence of this purchase. Proof of purchase would consist of (1) a receipt from the Barry Jones/Skunk Hollow Mitigation Bank for the Applicant's purchase of at least 0.1 acres of preservation credits, plus (2) a copy of the purchase contract/purchase agreement between the Barry Jones/Skunk Hollow Mitigation Bank and the Applicant. The purchase agreement should name the TPM 37648 Project as the development project for which the mitigation credits are being purchased.

060 - Planning-EPD. 5 Riparian/Riverine Temporary Fencing Not Satisfied

Prior to any ground disturbance, vegetation removal or issuance of a grading permit temporary fencing must be installed to protect Riparian/Riverine habitat identified as "Main Drainages" on Figure 7 of the Determination of Biologically Equivalent or Superior Preservation written by Natural Resources Assessment, Inc. on July 10, 2023. Only Riparian/Riverine areas that have been identified as "Impact Areas" on Figure 7 in the Determination of Biologically Equivalent or Superior Preservation written by Natural Resources Assessment, Inc. on July 10, 2023, may remain unfenced. Temporary fencing must remain in place until all ground disturbance and construction activities are complete.

A Biologist from EPD must inspect the fence to ensure it has been installed in the appropriate locations and serves to protect Riparian/Riverine resources. EPD shall have sole discretion in approval of the temporary fencing.

060 - Planning-EPD. 6 Streambed Alteration Permits Not Satisfied

Prior to issuance of the first grading permit the Applicant will purchase a minimum of 0.1 acres of wetland preservation credits from the Barry Jones/Skunk Hollow Mitigation Bank as described in the previously submitted and approved Determination of Biologically Equivalent or

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6 Streambed Alteration Permits (cont.) Not Satisfied

Superior Preservation written by Natural Resources Assessment, Inc. on July 10, 2023. The applicant must provide the Environmental Programs Division (EPD), of the Riverside County Planning Department, with evidence of this purchase. Proof of purchase would consist of (1) a receipt from the Barry Jones/Skunk Hollow Mitigation Bank for the Applicant's purchase of at least 0.1 acres of preservation credits, plus (2) a copy of the purchase contract/purchase agreement between the Barry Jones/Skunk Hollow Mitigation Bank and the Applicant. The purchase agreement should name the TPM 37648 Project as the development project for which the mitigation credits are being purchased.

Transportation

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

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

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING 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 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

A set of two detailed site/precise grading plans drawn to a proper scale showing the proposed onsite waste water treatment system (OWTS). Please include a floor plan to ensure proper

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 OWTS Plans (cont.) Not Satisfied
 septic tank sizing.

080 - E Health. 2 Percolation Report Not Satisfied
 A soil percolation report consistent with the Department's technical guidance manual is required.

080 - E Health. 3 Water Will Serve Not Satisfied
 A "Will-Serve" letter is required from the appropriate water agency.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied
 Parcel Map (PM) 37782 is located within the boundaries of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. 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 \$1,179 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.

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 Mountated 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 Temecula Valley Unified School District shall be mitigated in accordance with California State law.

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

Transportation

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied
review and approval.

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

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 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.

Planning

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

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

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

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90. Prior to Building Final Inspection

Planning

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

090 - Planning. 2 Ordinance No. 659 DIF Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

Planning-EPD

090 - Planning-EPD. 1 Oak Tree Mitigation Not Satisfied

Prior to occupancy issuance, the project must execute oak tree mitigation measures as described in Section 4 of the the Oak Resources Technical Report written by Natural Resources Assessment, Inc. on May 27, 2021. The total number of replacement oaks will depend on the number of oaks that are impacted as depicted on grading plans that are reviewed and approved by EPD.

An EPD Biologist will carry out a site visit to confirm that replacement oaks have been planted as described in the Oak Resources Technical Report.

Transportation

090 - Transportation. 1 RCTD - Fee Payment Not Satisfied

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

1. Transportation Uniform Mitigation Fees (TUMF)

090 - Transportation. 2 RCTD-CWQ - CONDITIONAL WQMP COMPLETION Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 090 - 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

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 090 - Waste Reporting Form and Receipts (cont.) Not Satisfied
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.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.1
(ID # 25553)
MEETING DATE:
Monday, July 29, 2024

SUBJECT: TENTATIVE PARCEL MAP NO. 37648 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(3) (Common Sense Exemption) – Applicant: Cornell Building and Design – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural – Rural Residential (R:RR) – Location: West of Via de Oro, south of Calle Breve, north of Loren Way and Calaveras Road, and east of Via Verano – 20.09 Gross Acres - Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) - REQUEST: Schedule “H” subdivision of approximately 20.09 gross acres into three (3) parcels ranging in size from 5 acres to 10 acres – APN: 951-230-046 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email jlaparicio@rivco.org

PROPOSED PROJECT

Case Number(s):	TPM37648
Environmental Type:	Exemption
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Joseluis Aparicio
Project APN(s):	951-230-046
Continued From:	



John Hildebrand, Planning Director 7/17/2024

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37648 is a proposal for a Schedule “H” subdivision of approximately 20.09 gross acres into three (3) parcels ranging in size from 5.00 acres to 10.00 acres.

The above is hereinafter referenced as “the project.”

The project is located west of Via de Oro, south of Calle Breve, north of Loren Way and Calaveras Road, and east of Via Verano,.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE TENTATIVE PARCEL MAP NO. 37648, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

DIRECT the Clerk of the Board to file the attached Notice of Exemption with the County Clerk and the State Clearinghouse within five working days of approval by the Board.

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: N/A
Surrounding General Plan Land Uses	
North:	Rural: Rural Residential (R:RR)
East:	Rural: Rural Residential (R:RR)
South:	Rural: Rural Residential (R:RR)
West:	Rural: Rural Residential (R:RR)
Existing Zoning Classification: Residential Agricultural – 5 Acre Minimum Lot Size (R-A-5)	
	Proposed Zoning Classification: N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural – 5 Acre Minimum Lot Size (R-A-5)
East:	Residential Agricultural – 5 Acre Minimum Lot Size

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	(R-A-5)
South:	Residential Agricultural – 5 Acre Minimum Lot Size (R-A-5)
West:	Residential Agricultural – 2.5 Acre Minimum Lot Size (R-A-2 1/2)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential
East:	Residential
South:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	20.09 Acres	N/A
Proposed Minimum Lot Size:	Parcel 1: 10.0 Gross Acres Parcel 2: 5.00 Gross Acres Parcel 3: 5.09 Gross Acres	5 Acres (R-A-5)
Total Proposed Number of Lots:	3	4 maximum (per General Plan and R-A-5 zoning)
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High

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Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Background:

Tentative Parcel Map No. 37648 was submitted to the County of Riverside on April 27, 2019. The proposed subdivision is a Schedule “H” parcel map that seeks to subdivide one 20.09 approximate (gross) acre lot into three residential lots measuring 10.0 (gross) acres (Parcel 1), 5.0 (gross) acres (Parcel 2) and 5.09 (gross) acres (Parcel 3) respectively. The general characteristic of the surrounding area consists of large residential lots (both developed and vacant) and therefore the proposed project would align with the surrounding neighborhood.

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 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 Residential Agricultural, five-acre minimum (R-A-5), with development standards outlined in Article VIb, Section No. 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.

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.

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ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

Staff has analyzed the proposed project pursuant to requirements of the California Environmental Quality Act (CEQA) and determined the proposed Schedule "H" subdivision map to be Exempt pursuant to Section 15061(3) (Common sense exemption) of the State CEQA Guidelines.

The proposed subdivision would result in three 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 Residential Agriculture, five-acre minimum (R-A-5). The end use of the site shall be ministerial for by right housing. If any other use other than ministerial by right housing is proposed on this site then additional CEQA analysis shall be required as well as applicable planning applications.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a (General Plan) 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 20.09 approximate (gross) acre lot into three residential lots measuring 10.0 (gross) acres (Parcel 1), 5.0 (gross) acres (Parcel 2) and 5.09 (gross) acres (Parcel 3), compliant with the referenced density limits of the General Plan. The proposed project is not within any policy areas of the General Plan or any Specific Plan.
2. The Project site has a Zoning Classification of Residential Agriculture, five-acre minimum (R-A-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 VIb Section No. 6.51, 6.52 and 6.53 of Ordinance No. 348, further discussed in the Development Standards section below.

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Entitlement Findings:

Tentative Parcel Map

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 RR land use and the R-A-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

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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 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

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- 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 onsite 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-5 zone requires a minimum lot size of 5 acres and minimum width of 80 feet. Parcel 1 would be approximately 10 (gross) acres, with a an approximately 729-foot width and 667-foot depth. Parcel 2 would be approximately 5.0 (gross) acres, with an approximately 265-foot width and 781-foot depth. Parcel 3 would be approximately 5.09 (gross) acres with an approximately 249-foot depth and a 945-foot depth. Therefore, the Project would be in compliance with this requirement as all 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-5 Zone of Ordinance No. 348:

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1. 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.

The Project has also been conditioned to meet this standard, if future development is to be proposed, on-site (AND Planning. 4) 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-5 zoning classification. Therefore, the Project complies with this standard.

2. Minimum lot size of 5 acres, with 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.

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. 4). Therefore, the Project complies with this standard.

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

Other Findings:

1. The project site is located within the Western Riverside Multi-Species Habitat Conservation Plan. However, is it not located within a Criteria Cell. The proposed project would not impact the MSHCP and would not have any impacts related to additional surveys or biological resources. A Determination of Biologically Equivalent or Superior Preservation (DBESP) was submitted to the Resource Conservation Agency to further ensure no impacts would occur.
2. The project site is not located within a City Sphere of Influence.
3. The project site is not located within the Airport Influence Area.
4. The Project was not submitted for AB 52 / SB 18 consideration due to the project not requiring a new Mitigated Negative Declaration or Environmental Impact Report.

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5. The project site is located within the Mount Palomar Observatory Lighting Zone A.
6. 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:

1. 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.
2. Fire protection and suppression services are available for the project through the Riverside County Fire Department.
3. 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:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

APPEAL INFORMATION

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