MINUTES OF THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



1.1

On motion of Supervisor Spiegel, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinances were duly published:

ORDINANCE	DATE	NEWSPAPER
No. 348.5018 No. 348.5022	July 30, 2024 July 30, 2024	The Press Enterprise The Press Enterprise

Roll Call:

Ayes:

Medina, Spiegel, Perez, and Gutierrez

Nays:

None

Absent:

Washington

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on <u>January 7, 2025</u>, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: January 7, 2025

Kimberly A. Rector, Clerk of the Board of Supervisors, in and

, Deputy

for the County of Riverside, State of California.

(seal)

AØENDA NO.

1.1

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE pe.com

The Press-Enterprise 3512 14 Street Riverside, California 92501 (951) 368-9229

County of Riverside - Clerk of the Board PO Box 1147 Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011684817

FILE NO. 0011684817

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the aboveentitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013: that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

08/05/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: August 5, 2024. At: Riverside, California

Signature

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

SUMMARY OF ORDINANCE NO. 348.5018 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATED TO ZONING

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.5018 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Street, 1st Floor, Riverside, California.

In summary, this Ordinance No. 348 amendment is to add Article XIXp which creates permitting requirements for a new land use called Rancho Community Event Facilities ("Ranchos"). Ranchos are defined as permanent event facilities that host private events held primarily outdoors for an anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweetsixteen event, baby shower, holiday party, graduation, fundralser for a charitable non-profit organization, or farm-to-table event. Ranchos will only be allowed on properties located in the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zones within the Western Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan. Ranchos shall be permitted only when the property has an ongoing agricultural use which meets the following requirement: a total of forty percent (40%) of the property shall be utilized for agricultural crops with a least 20% planted with date palms. Ranchos will be allowed to seek a discretionary land use entitlement (plot plan permit or conditional use permit) sublect to specific locations, property characteristics, and operational requirements, including an event management plan. Ordinance No. 348.5018 would take effect 30 days after its adoption.

Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on July 30, 2024, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Jeffrles, Splegel, Washington, Perez and Gutlerrez NAYS: None ABSENT: None

Kimberly A. Rector, Clerk of the Board By: Cindy Fernandez, Clerk of the Board Assistant

The Press-Enterprise

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

3512 14 Street Riverside, California 92501 (951) 368-9229 neller@scng.com

> County of Riverside - Clerk of the Board PO Box 1147 Riverside, California 92502

Account Number:

5209148

Ad Order Number:

0011684817

Customer's Reference/PO Number:

Publication:

The Press-Enterprise

Publication Dates:

08/05/2024

Total Amount:

\$347.81

Payment Amount:

\$0.00

Amount Due:

\$347.81

Notice ID:

YwyQuAFPUhg8A8qQrnzC

Invoice Text:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SUMMARY OF ORDINANCE NO. 348.5018 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATED TO ZONING This summary is presented pursuant to California Government Code

Section 25124(b): a certified copy of the full text of Ordinance No. 348.5018 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California. In summary, this Ordinance No. 348 amendment is to add Article XIXp which creates permitting requirements for a new land use called Rancho Community Event Facilities ("Ranchos"). Ranchos are defined as permanent event facilities that host private events held primarily outdoors for an anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farmto-table event. Ranchos will only be allowed on properties located in the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zones within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan. Ranchos shall be permitted only when the property has an ongoing agricultural use which meets the following requirement: a total of forty percent (40%) of the property shall be utilized for agricultural crops with at least 20% planted with date palms. Ranchos will be allowed to seek a discretionary land use entitlement (plot plan permit or conditional use permit) subject to specific locations,

Published: 8/5/24

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ORDINANCE NO. 348.5022

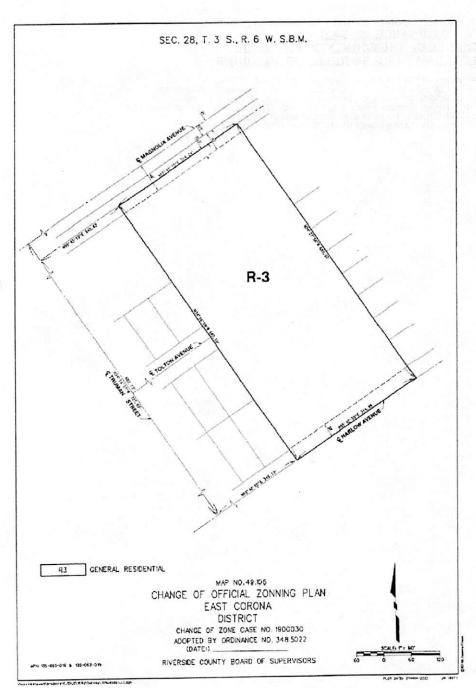
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and East Corona Zoning Plan Map No.
49, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, East Corona District, Map No. 49.106, Change of Zone Case No. 1900030" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect thirty 30 days after its adoption.

120/24 Janin



Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 30**, **2024**, the foregoing Ordinance was adopted by said Board by the following vote:

AYES:

Jeffries, Spiegel, Washington, Perez and Gutierrez

NAYS: ABSENT: None None

Kimberly A. Rector, Clerk of the Board By: Cindy Fernandez, Clerk of the Board Assistant

Published The Press-Enterprise Aug. 6, 2024

The Press-Enterprise

3512 14th Street Riverside, CA 92501 Willoughby, OH 44096 951-368-9222 951-368-9018 FAX

5209148

BOARD OF SUPERVISORS COUNTY OF RIVERSIDE PO BOX 1147 RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: ORD No. 348-5022

FILE NO. ORD No. 348-5022

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25. 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

08/06/2024

I certify (or declare) under penalty of perjury that the foregoing is true and correct:

Date: August 06, 2024. At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

Legal No. 0011685177

Ad Copy:

The Press-Enterprise

3512 14th Street Riverside, CA 92501 Willoughby, OH 44096 951-368-9222 951-368-9018 FAX

> BOARD OF SUPERVISORS COUNTY OF RIVERSIDE PO BOX 1147 RIVERSIDE, CA 92502

Account Number: 5209148

Ad Order Number: 0011685177

Customer's Reference ORD No. 348-5022

/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 08/06/2024

Amount:

\$1,002.00

Payment Amount:

\$0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 348.5022

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and East Corona Zoning Plan Map No. 49, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, East Corona District, Map No. 49.106, Change of Zone Case No. 1900030" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect thirty 30 days after its adoption.

Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 30, 2024**, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Gutierrez

NAYS: None ABSENT: None

Kimberly A. Rector, Clerk of the Board By: Cindy Fernandez, Clerk of the Board Assistant

Published The Press-Enterprise Aug. 6, 2024

The Press-Enterprise

3512 14th Street Riverside, CA 92501 Willoughby, OH 44096 951-368-9222 951-368-9018 FAX

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BOARD OF SUPERVISORS COUNTY OF RIVERSIDE PO BOX 1147 RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: ORD No. 348-5022

FILE NO. ORD No. 348-5022

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I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

08/06/2024

I certify (or declare) under penalty of perjury that the foregoing is true and correct:

Date: August 06, 2024. At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

r.LP1-12/16/16

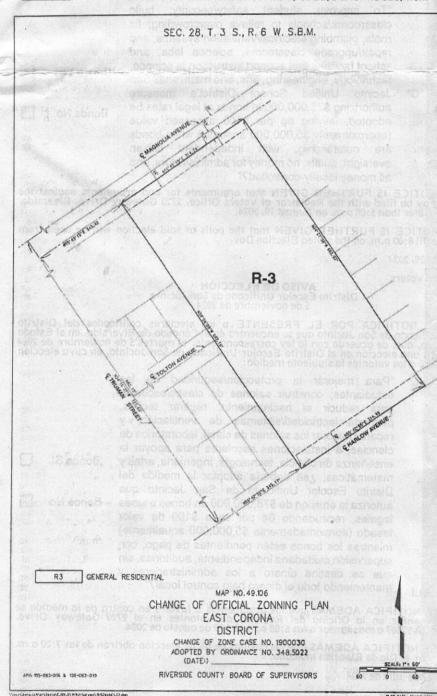
Legal No. 0011685177

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIF,
ORDINANCE NO. 348.5022
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AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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Section 2. This ordinance shall take effect thirty 30 days after its adoption.



Chuck Washington, Chair of the

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AYES: NAYS: ABSENT: Jeffries, Spiegel, Washington, Perez and Gutiere None None

Kimberly A. Rector, C. By: Cindy Fernan

Dubti.



PLANNING DEPARTMENT

John Hildebrand Planning Director

December 11, 2024

Edward & Rachel Ayala 33725 Milan Road Winchester, CA 92596

Cc:

Love Engineering c/o Thomas Love 31915 E. Rancho California Road Unit: 200-166 Temecula, CA 92591

RE: TENTATIVE PARCEL MAP NO. 38153

On <u>November 18th, 2024</u>, the **Riverside County Planning Director** approved the above referenced case subject to the attached **FINAL** conditions.

A public notice for a Director's Hearing was sent via letters and a news agency advertisement. Therefore, action taken on the above referenced case is considered final. Please note that the expiration date of this project will be based upon the date of approval of the Director's Hearing.

Receive and File of Tentative Parcel Map No. 38153 went to the Board of Supervisors on <u>January 7, 2025</u>.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand, Planning Director

Blanca Bernardino, Assistant Planner



Agenda Item No.
3.2
(ID # 26036)
MEETING DATE:
Monday, November 18, 2024

SUBJECT: TENATIVE PARCEL MAP NO. 38153 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Edward Ayala – Engineer/Representative – Love Engineering c/o Thomas Love – Third Supervisorial District – Winchester District Zoning Area – Harvest Valley/Winchester Area Plan – Rural Community: Estate Density Residential (RC:EDR) – 4.27 Acres Net – Location: North of Grand Avenue, south of Milan Road, east of Patterson Avenue, and west of Oxbow Drive – Zoning: Rural Residential (R-R) - REQUEST: Tentative Parcel Map No. 38153 is a proposal for a Schedule "H" subdivision of a 5.15 acre (gross) / 4.27 acre (net) parcel into two (2) parcels. APN: 465-320-006-Project-Planner: Blanca-Bernardino (951)-955-6503-or-email-at-BBernardino@rivco.org.

PROPOSED PROJECT		
Case Number(s):	TPM38153	n . A.
Environmental Type:	Exemption	John Shildela 1
Area Plan No.	Harvest Valley/Winchester	- John Maery
Zoning Area/District:	Winchester Area	_ //
Supervisorial District:	Third District	
Project Planner:	Blanca Bernardino	
Project APN(s):	465-320-006	
Continued From:		 !

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 38153 is a Schedule "H" subdivision of a 5.15 gross acre / 4.27 net acre parcel into 2 parcels ranging in size from 2.57 gross acres and 2.58 gross acres, respectively.

The project is located North of Ranchland Road, East of Patterson Avenue, South of Milan Road, West of Oxbow Drive with an address of 33725 Milan Road, Winchester, CA 92596.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

<u>APPROVE</u> **TENTATIVE PARCEL MAP NO. 38153**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Rural Community (RC) – Estate Density Residential (EDR)
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Rural Residential (RR)
East:	Rural Community (RC) Estate Density Residential (EDR), Business Park (BP)
South:	Rural Community (RC) – Estate Density Residential (EDR), Low Density Residential (LDR)
West:	Rural Community (RC) – Estate Density Residential (EDR), Very Low Density Residential (VLDR) & Rural Mountainous (RM)
Existing Zoning Classification:	Rural Residential (R-R)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Residential
Surrounding Uses	
North:	Residential

South:	Residential
East:	Residential
West:	Residential

Project Details:

Item	Value	Min./Max. Development Standard
Project Site (Acres):	5.15 acres (gross)	N/A
Existing Building Area (SQFT):	960 sq. ft – Detached Garage	N/A
	1,152 sq. ft. – Guest House	
	2,287 sq. ft. – Main House	
Proposed Minimum Lot Size:	2.57 acres (gross)	2.00-acre min.
Total Proposed Number of Lots:	2	2
Map Schedule:	Н	

Located Within:

No
Yes – Lakeview/Nuevo/Romoland/Homeland 146
No
No
Yes – Moderate
Yes – Susceptible
No
No
Yes – Zone B
No
No
Yes
Yes – Hemet – Ryan Zone D

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Parcel Map No. 38153 was submitted to the County of Riverside on March 1, 2023. The applicant requests approval for a Schedule "H" map to allow for the subdivision of one (1) 5.15 gross acre parcel into two (2) parcels ranging in size from 2.57 and 2.58 gross acres, respectively.

The subject site is currently improved with a single-family residential dwelling, a guest house and detached garage on the proposed Parcel 1. The 2,287 square-foot primary dwelling unit was permitted and constructed in 1987. The 1,152 square-foot second unit was permitted and constructed in 1988. The 960 square-foot detached garage was permitted and constructed in 2009.

General Plan:

The Project site has a General Plan Foundation Component of Rural Community, and a land use designation of Estate Density Residential (RC-EDR). The Estate Density Residential land use designation allows for 1 unit (or lot) per 2 acres that equates to a single-family residence with a 2-acre minimum on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian

and animal keeping uses are expected and encouraged. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into two single-family residential lots and each lot would be at least 2 gross acre and support one single family residence, thus within the density range for the EDR land use designation. Therefore, the proposed map is consistent with General Plan.

Zoning and Development Standards:

Future proposed single-family residences are allowed by right and will require Building & Safety permits. However, the applicant has demonstrated the general location/footprint of development on each parcel in order to show compliance with the applicable development standards of Ordinance No. 348, specifically the R-R Zone Classification.

Schedule "H" Subdivision

The proposed Project would be a Schedule "H" parcel map division, which is any division of land into 2 or less parcels, where all parcels are not less than 2-acre in gross area. The Project, therefore, must be consistent with section 10.13 of Ordinance No. 460. The Project has been conditioned to comply with all applicable standards of Ordinance No. 460, and therefore will be in compliance with the Schedule "H" division as described in the Entitlement Findings Section below.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project has been determined to be exempted from Environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) (Article 19, Section 15315 Class 15, Minor Land Divisions), and none of the exceptions to this categorical exemption defined by Section 15300.2 apply. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involve in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slop greater than 20 percent.

The subdivision would result in two parcels that would, as proposed, be in compliance with the land use designation of Rural Community-Estate Density Residential (RC-EDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Rural Residential (R-R). In addition, the subject site has not been involved in a land division within the previous 2 years. There is no proposed development or

grading with this Project, no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not lead to cumulative impacts that overtime would be significant since the proposed subdivision results in parcels that are within the anticipated growth of the area. Therefore, the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, and all future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. The Project's proposed residential subdivision does not qualify as an unusual circumstance since the residential land use and zoning classification allow this subdivision pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. The Project is not located adjacent to a road that is designated as a State Scenic, eligible State Scenic, or County Eligible Scenic Highway. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

The Project has also been determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Common Sense Exemption). The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project is for the division of land only, so it does not propose grading or construction on-site; however, it 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. In addition, the zone classification of R-R is highly consistent with the Project site's existing land use designation of RC-EDR. Therefore, the site is in compliance with the standards and vision of the General Plan. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19, Section 15315 Class 15 (Minor Land Divisions) and Section15061(b)(3) (Common Sense Exemption). Therefore, the Project, as proposed, is exempt.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Foundation Component of Rural Community and a General Plan Land Use of Estate Density Residential. The Estate Density Residential land use designation allows one single family residence per two acres, as well as limited animal-keeping and agricultural activities. The density range allows for a maximum of 1 dwelling unit per 2-acres. The proposed map is consistent with the General Plan as it will subdivide an existing 5.15 gross acre / 4.27 net acre parcel into 2 parcels ranging in size from 2.57 gross acres and 2.58 gross acres. Therefore, the proposed map is consistent with General Plan.

Furthermore, the design of the tentative parcel map is consistent with the General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster a variety and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of lifestyles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed map will comply with General Plan by providing one-acre single-family residences that comply with the minimum density, and the overlay intent of the principal of the General Plan. The project site is not located within a Specific Plan. Therefore, the proposed project meets this requirement.

2. The project site has a Zoning Classification of Rural Residential (R-R), which is consistent with the Riverside County General Plan. Tentative Parcel Map No. 38153 proposes to subdivide approximately 5.15 gross acres into two parcels of two acres or more in size which is consistent with the R-R zone. Additionally, the subject site will comply with the development standards of the R-R zoning classification.

Entitlement Findings:

Tentative Parcel No. 38153 is a proposal to subdivide 5.15 gross acres into 2 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

- 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, because it meets the density requirements, the lot depth and width requirements, and has no improvements proposed at this time, as described in the General Plan Findings Section above.
- 2. The site of the proposed land division is physically suitable for the type of development and density proposed of the development. The proposed subdivision of the subject site would meet the density and development standards of the RC-EDR land use and the R-R zoning classification in terms of lot size, setback requirements, and building intensity. The site is relatively flat that allows for the subdivision and further residential development as well as access and appropriate utilities are readily available at the site that make the site physically suitable for the proposed subdivision. Therefore, the proposed Project is consistent with this finding.
- 3. The design of the proposed land division is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, The Project, as reviewed and conditioned by the relevant Departments, would be consistent with all applicable environmental standards of the County's Ordinances. It is for the division of land only, so grading or construction on-site is not currently proposed. However, it 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. Additionally, the subject site is not located in an area that has been mapped for conservation, nor is it adjacent or within an identified habitat area. Therefore, no impacts to fish or wildlife habitat are anticipated. Per these findings, staff has determined that it would be unlikely that environmental damage or injury to wildlife and their habitat would occur as a result of approval.
- 4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. The Project is proposing a subdivision that results in parcels that are within the anticipated growth of the area. Since the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, the quality of living of the surrounding residents would align closely with what they currently experience. Additionally, there would not be a drastic increase in the volume of traffic in the neighborhood as a result of the Project that would create one additional parcel from what

- currently exists. Thus, it would be unlikely that the air quality and vehicular access would change or be significantly impacted. Therefore, no foreseeable public health problems would be caused from approval of the project.
- 5. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map. The minimum improvements for a Schedule "H" parcel map division shall be as follows:
 - a. <u>Streets & Street Improvement Plans</u>. The Project has been conditioned by the Transportation Department regarding the streets, improvements, and parcel access. Any easement not owned by a public utility, public entity, or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map. Additional conditions of approval have been added as needed to require street improvements, improvement plans, and/or road dedications that are in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461).
 - b. Other Improvements. Domestic water, electrical, and communications purveyors have been determined to be available to the subject site, as listed under the "Utility Purveyors" heading of the tentative map. These suppliers were reviewed and confirmed through will-serve letters to the County Departments overseeing these various utilities, and the Project has been conditioned for final confirmation of on-site utilities prior to occupancy of any residential structures to be placed on the subdivided lots. In addition, the minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance No. 787 and Riverside County Fire Department Standards. Plans will be submitted to the Fire Department for review and approval prior to building permit issuance if future development is proposed on the subject site. These conditions of approval have been applied to the Project; therefore, this standard has been met.
 - c. <u>Sewage Disposal</u>. The County of Riverside Environmental Health Department has conditioned the Project to provide on-site waste plans to ensure proper septic tank sizing, as well as a percolation report, to verify the availability of on-site sewage

disposal prior to construction of any residential structures to be placed on the subdivided lots.

- d. <u>Agricultural Lands</u>. The subject site is not located within an agricultural preserve. The land is zoned R-R; 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. <u>Exceptions</u>. The subject site is not located within a County Service Area, so the exceptions granted to any parcel map division located in its entirety within a community services district would not be applicable.
- 6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. As determined through the necessary Departmental review and conditioning, the design of proposed land division or improvements would not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division. Therefore, the Project meets this finding.

The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification. The R-R zone requires a minimum lot size of 2-acre, a minimum width of 80 feet, and minimum depth of 150 feet. Parcel 1 would be approximately 2.58 gross acres, with a 335-foot width and 304-foot depth. Parcel 2 would be approximately 2.57 gross acres, with an approximately 305-foot width and 304-foot depth. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.

Development Standards Findings:

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

1. Lot Size. The R-R zone requires a minimum lot size of ½-acre, a minimum width of 80 feet, and minimum depth of 150 feet. Parcel 1 would be approximately 2.58 gross acres, with a 335-foot width and 304-foot depth. Parcel 2 would be approximately 2.57 gross acres, with an approximately 305-foot width and 304-foot depth. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.

- 2. Height. One family residence shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height. The proposed subdivision project proposes a manufactured home on Parcel 1, which may be permitted under a separate permit with the Building & Safety department. The Project has also been conditioned to meet this standard, if future development is to be proposed, on-site (AND Planning. 8) to not have a residential dwelling exceed 40 feet in height or accessory building or structure to exceed 50 feet in height per the R-R zoning classification. Therefore, the Project complies with this standard.
- 3. <u>Automobile Storage</u>. Automobile storage space shall be provided as required by Section 18.12. of this ordinance. Approval of an off-street parking plan is not required as the project only proposes a subdivision. Upon the approval of the subdivision, each lot will have the compacity for a residential dwelling on the site with a driveway access from Milan Road and Ranchland Road. Any proposed driveway access to a residential dwelling built would provide enough room for automobile storage. Therefore, the Project complies with this standard.

Other Findings:

- 1. The project site is located within the Hemet-Ryan, Zone D Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. The ALUC found the Project to be consistent with the March Air Reserve Land Use Compatibility Plan on September 20, 2023. The letter of consistency has been included as an attachment to this staff report, and all recommending conditions of approval by ALUC have been incorporated in the project's conditions of approval (15. Gen-ALUC).
- 2. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
- 3. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

- 1. The project is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
- 2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1000' feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from who indicated support/opposition to the proposed project.

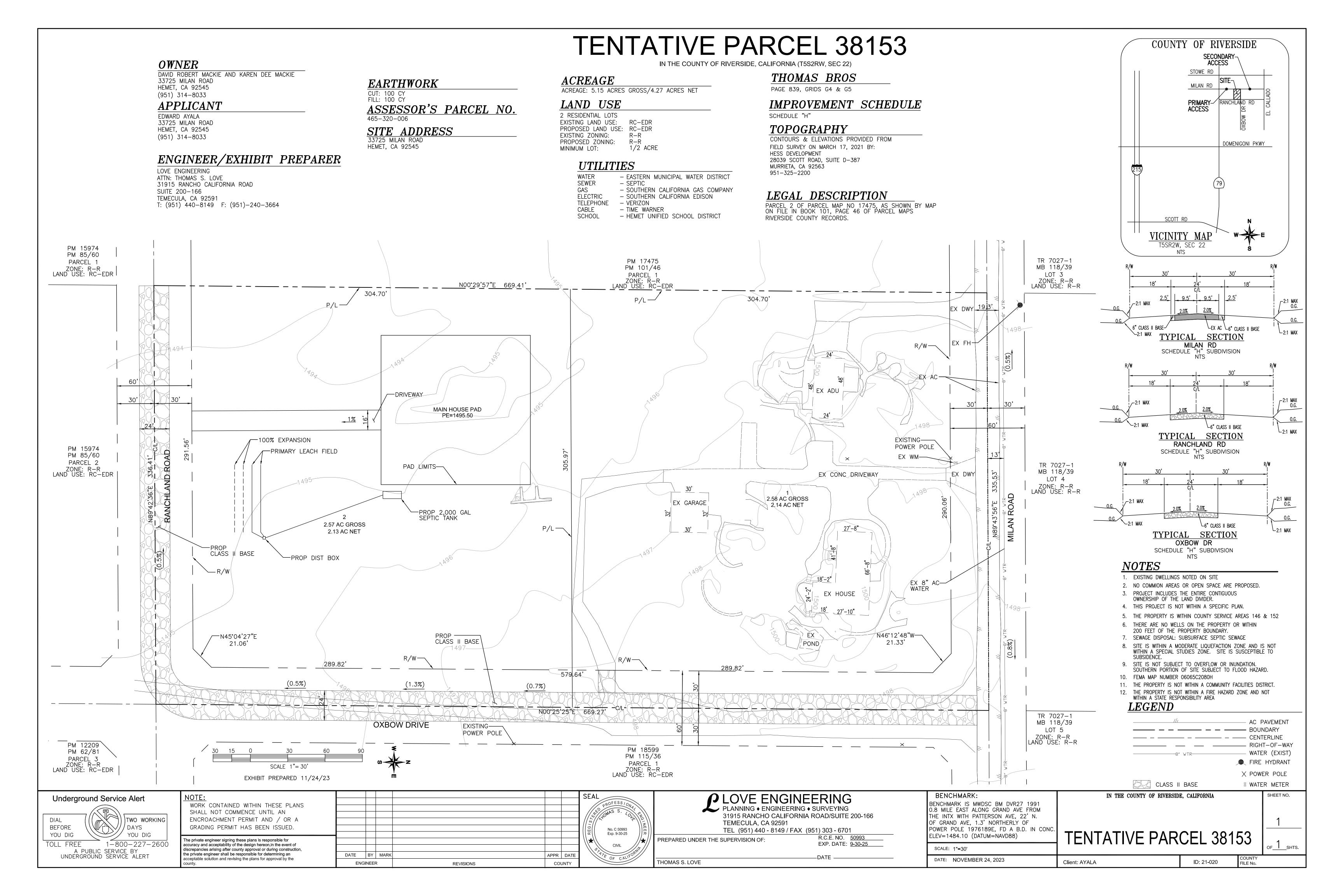
This project was not required to present before the Winchester/Homeland MAC.

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.

ATTACHMENTS

- A TPM38153 Site Plan
- B GIS Exhibits
- C Tentative Parcel Map Conditions of Approval (COAs)
- D ALUC Approval
- E 1000' Radius Map Mailing Labels
- F TPM38153 Notice of Exemption (NOE)



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38153

EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

Date: 10-3-2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

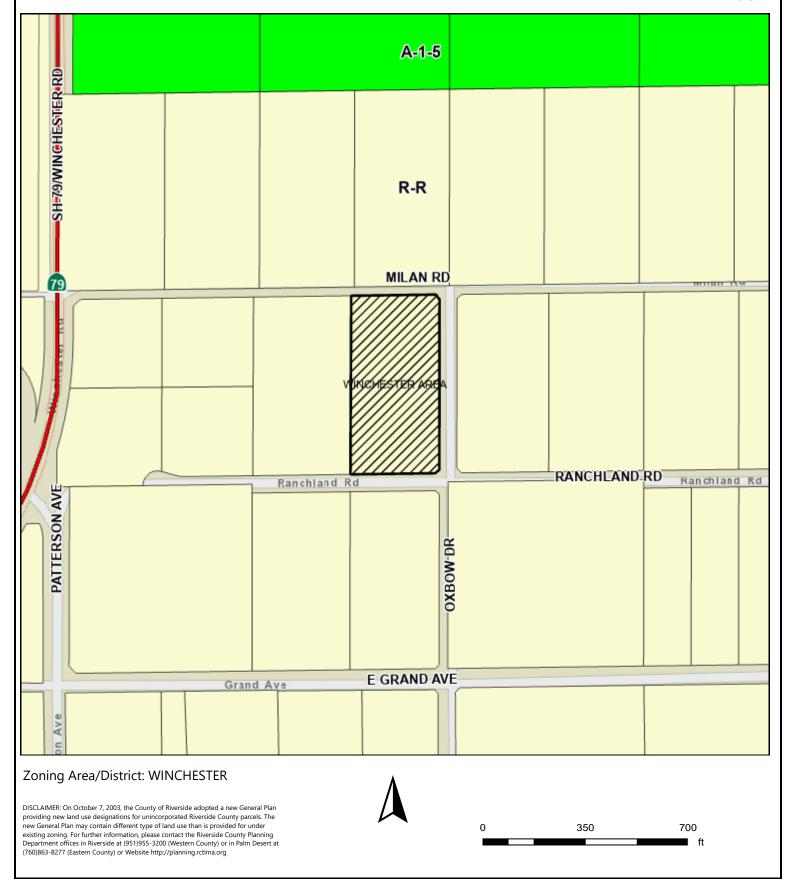
TPM38153

Supervisor: CHUCK WASHINGTON
District: 3

EXISTING ZONING

Date: 10-3-2024

Exhibit: 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38153

LAND USE

Supervisor:CHUCK WASHINGTON

District: 3 Exhibit: 1



Zoning District: WINCHESTER

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





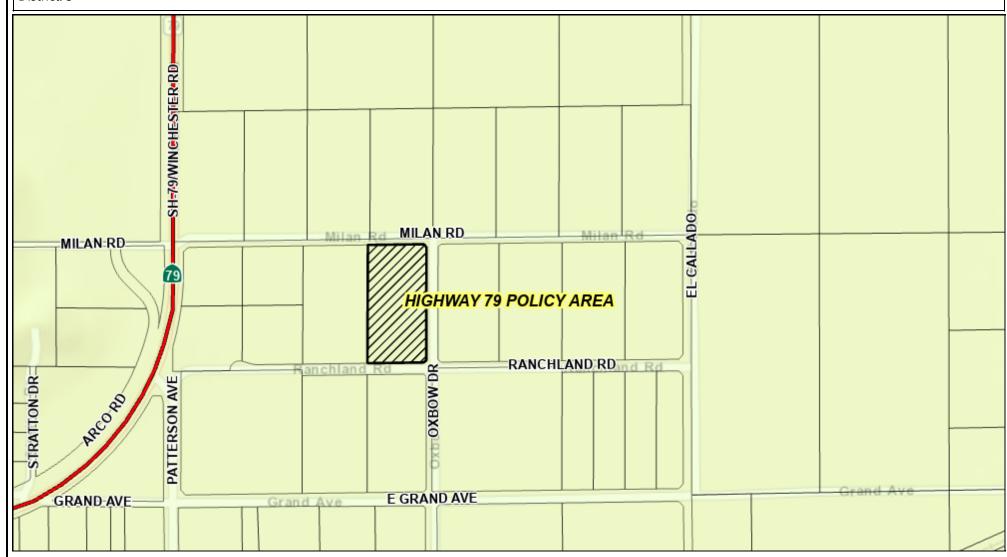
Date: 10-3-2024

RIVERSIDE COUNTY PLANNING DEPARTMENT TPM38153

Supervisor: CHUCK WASHINGTON

VICINITY/POLICY AREAS

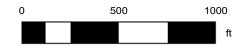
District: 3



Zoning Area/District: WINCHESTER

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





Date: 10-3-2024



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



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

10/21/24, 7:23 am TPM38153

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38153. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM38153) 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.

Comments: CHR210005

Advisory Notification. 2 AND - Project Description & Operational Limits

TENTATIVE PARCEL MAP NO. 38153 is a Schedule "H" subdivision of a 5.15 gross acre / 4.27 net acre parcel into 2 parcels ranging in size from 2.57 gross acres and 2.58 gross acres, respectively. The project is located North of Ranchland Road, East of Patterson Avenue, South of Milan Road, West of Oxbow Drive with an address of 33725 Milan Road, Winchester, CA 92596.

Comments: CHR210005

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TPM38153 EXHIBIT(S)

Tentative Parcel Map 38153, dated 11/24/2023.

Comments: CHR210005

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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
- 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 al projects with EIR, ND or MND determinations}
- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Comments: CHR210005

Advisory Notification. 5 AND - Hold Harmless

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Tentative Parcel Map No. 38153, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

made by the COUNTY concerning the Tentative Parcel Map No. 38153, 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 full 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.

Comments: CHR210005

E Health

E Health. 1 DEH- DEH Comments

Schedule "H" subdivision of a 5.15 acre (gross)/4.27 acre (net) parcel into 2 parcels, 2.57 & 2.58 gross acres, respectivelyEMWD is willing to provide sewer services to the subject project: however currently the nearest EMWD sewer system is located more than 250LF from the subject property and the district has no plans to construct sewer system improvements in the vicinity of the subject parcel according to will serve letter dated 12/6/2023. Prior to issuing building permits an Onsight Wastewater Treatment System report that is in compliance with DEH-Landuse current LAMP shall be submitted for DEH clearance. Submit to landuse@rivco.org with an appropriate application. Each dwelling shall have its own dedicated OWTS and thus an OWTS report shall be inclusive of both systems. At the time of the OWTS Report submission, proof of established domestic water connection is required. EMWD is willing to provide domestic water source to the project. provide first comment letter from water purveyor prior to grading permit issuance. DEH shall

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 DEH- DEH Comments (cont.)

evaluate proximity to sewer upon building permit issuance. Once sewer is available, site shall connect prior to permit issuance/clearance.

E Health. 2 DEH-ECP COMMENT

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, Riverside County Department of Environmental Health – Environmental Cleanup Program (RCDEH-ECP) concludes no further environmental assessment is required for this project.

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

Fire

Fire. 1 Gen - Custom

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

Fire Department Access - Fire apparatus access roads/driveways shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. When the building is equipped throughout with an approved automatic fire sprinkler system, this distance is permitted to be extended from 150 feet to 300 feet. Access shall comply with requirements from the Riverside County Office of the Fire Marshal Technical Policy #TP16-001 Fire Apparatus Access and Fire Protection Water Supplies for One- and Two-Family Dwellings, Additions Thereto and Associated Accessory Structures. Reference CFC 503.

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

Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B or other approved method. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3

Flood

Flood. 1 FLOOD HAZARD REPORT

TPM 38153

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

FLOOD HAZARD REPORT (cont.)

FLOOD HAZARD REPORT DAC DATE: 6/28/24

TPM 38153 is a proposal for a Schedule H subdivision into 2 parcels. The project is located on the southwest corner of Milan Road and Oxbow Drive. It is located in the Winchester Master Drainage Plan (MDP) and Salt Creek Chanel – Winchester/North Hemet Area Drainage Plan (ADP).

The existing site has a mild southerly slope that conveys runoff from the hills to the northwest and is subject to sheet flow storm runoff. There are no existing District facilities upstream of the project, but the site does drain towards Hemet Channel. The proposed subdivision will create a northern and southern parcel. The northern parcel has an existing house, garage, and ADU. The southern parcel has proposed building pads for a house and ADU. No drainage facilities are proposed with this submittal.

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. See Condition 50 - PERPETUATE DRAINAGE PATTERNS.

Due to sheet flows in this area, the finished floor of new structures shall be elevated a minimum of 24 inches above the [highest adjacent natural grade/flowline/finished grade]. Manufactured homes or pre-manufactured buildings shall be attached to a permanent foundation. See Condition 50 - ELEVATE FINISH FLOOR NOTICE.

This site is located within the boundaries of the Salt Creek Chanel – Winchester/North Hemet ADP for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading and building permits for this project, whichever occurs first. The current ADP fees are \$131 per acre, but the fee will be calculated based on the fee in effect at the time of payment.

The District has reviewed the submittal for DAC Review on June 28, 2024, and there are no significant changes to the Parcel Map. The previous approval still applies.

Any questions pertaining to this project may be directed to Ava Moussavi at 951-955-4954 or amoussav@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.

Comments: CHR210005

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 ALUC Conditions (cont.)

Planning. 2 ALUC Conditions

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

- 2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- (e) Hazards to flight.
- 3. The notice as attached in ALUC's July 12, 2021 letter shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
- 4. Any proposed detention basins or facilities shall be designed so as to provide for a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy.

A notice sign in a form similar to that attached to ALUC's consistency letter, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basins is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 ALUC Conditions (cont.)

avoid bird strikes." The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

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

Comments: CHR210005

Planning. 3 FEE BALANCE

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

Comments: CHR210005

Planning. 4 FEES FOR REVIEW

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

Comments: CHR210005

Planning. 5 Map Expiration Date

The conditionally approved Tentative Map No. 38153 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 No. 38153. If the Tentative Map No. 38153 expires before the recordation of the Final Map, or any phase thereof, shall be permitted.

Comments: CHR210005

Planning. 6 Zoning Standards

Lots created by this Tentative Map shall be in conformance with the development standards of the Rural Residential (R-R) zone.

Comments: CHR210005

Planning-CUL

Planning-CUL. 1 Human Remains

10/21/24, 7:23 am TPM38153

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 Human Remains (cont.)

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

Planning-CUL. 2 Unanticipated Resources

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

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

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

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

- * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.
- ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

Transportation. 1 RCTD-MAP - General Transportation Condition

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

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

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

10/21/24, 7:23 am TPM38153

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD-MAP - General Transportation Condition (cont.)

directed by the Transportation Department.

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

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

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

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: https://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

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

Plan: TPM38153 Parcel: 465320006

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

050 - Flood. 2 Elevate Finished Floor Notice

Not Satisfied

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

"The finished floor of new structures shall be elevated a minimum of 24 inches above the [highest adjacent natural grade/flowline/finished grade]. Manufactured homes or pre-manufactured buildings shall be attached to a permanent foundation."

050 - Flood. 3

PERPETUATE DRAINAGE PATTERNS

Not Satisfied

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and approval.

050 - Flood. 4

Submit ECS & Final Map

Not Satisfied

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

Planning

050 - Planning. 1

FEE BALANCE

Not Satisfied

Prior to recordation, the Planning Department shall determine is the deposit based fees for the TENTATIVE MAP NO. 38153 are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor in interest.

050 - Planning. 2

QUIMBY FEES

Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided

Plan: TPM38153 Parcel: 465320006

50. Prior To Map Recordation

Planning

050 - Planning. 2 QUIMBY FEES (cont.)

Not Satisfied

for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

Survey

050 - Survey. 1

RCTD-MAP - Survey Monumentation

Not Satisfied

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

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

Transportation

050 - Transportation. 1

RCTD-MAP - Road Improvements (Plan)

Not Satisfied

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

OFF-SITE ACCESS

Off-site access road shall have or be improved with a minimum of 24 FT of aggregate base within a 32 FT graded section within sufficient dedicated right-of-way in accordance with County Standard No. 105C, Ordinance No. 461.11, consisting of the westerly extension of Millan Road to SH-79 Winchester Road.

PRIVATE LOCAL ROAD FOR PUBLIC USE

Millan Road, Oxbow Drive and Ranchland Road shall be improved with a minimum of 24 ft full-width aggregate base, within a 32 ft graded section, on 60 ft full-width dedicated right-of-way, per Standard No. 105C.

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

or as approved by the Director of Transportation.

050 - Transportation. 2 RCTD-MAP - Utility Plan

Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. This

Plan: TPM38153 Parcel: 465320006

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 RCTD-MAP - Utility Plan (cont.) Not Satisfied also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

The Street Improvement Plans are approved.

_ Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

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.

All lot-to-lot drainage shall be placed within a recorded easement.

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.

E Health

060 - E Health. 1

DEH- Health Clearance

Not Satisfied

Provide appropriate documentation of potable domestic water service first commitment, OWTS reports consistent with grading plans.

Flood

060 - Flood. 1

ADP Fee - Map

Not Satisfied

TPM 38153 is located within the boundaries of the Salt Creek Chanel – Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at

Plan: TPM38153 Parcel: 465320006

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 ADP Fee - Map (cont.)

Not Satisfied

the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1

CEQA Filing

Not Satisfied

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

060 - Planning. 2

Fee Balance

Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP NO. 38153 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3

SKR FEE CONDITION

Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.15 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom

Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

- 1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
- a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be

Plan: TPM38153 Parcel: 465320006

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied reviewed.

- b. PRIMP must be accompanied by the final grading plan for the subject project.
- c. Description of the proposed site and planned grading operations.
- d. Description of the level of monitoring required for all earth-moving activities in the project area.
- e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- j. Procedures and protocol for collecting and processing of samples and specimens.
- k. Fossil identification and curation procedures to be employed.
- I. Identification of the permanent repository to receive any recovered fossil material.
- *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- m. All pertinent exhibits, maps, and references.
- n. Procedures for reporting of findings.
- o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.
- p. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD-MAP - Submit Grading Plans

Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The standard plan check turnaround time is 10 working days. Approval is required prior to issuance

Riverside County PLUS CONDITIONS OF APPROVAL

Page 6

Plan: TPM38153 Parcel: 465320006

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD-MAP - Submit Grading Plans (cont.)

Not Satisfied

of a grading permit.

or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

E Health

070 - E Health. 1 DEH- Health Clearance

Not Satisfied

Letter of no finding for septic and water wells from grading engineer.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1

NO BUILDING PERMIT W/O GRADING PERMIT

Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL

Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

E Health

080 - E Health. 1 DEH- Health Clearance

Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health. Provide proof of established domestic potable water. Provide OWTS report with status of sewer availability. If additional OWTS exist on property, certificate of existing system must also be submitted.

Fire

080 - Fire. 1 Gen - Custom Not Satisfied

Plan: TPM38153 Parcel: 465320006

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Gen - Custom (cont.)

Not Satisfied

Prior to the issuance of any building permit:

Flood

080 - Flood. 1 ADP Fee - Map

Not Satisfied

TPM 38153 is located within the boundaries of the Salt Creek Chanel – Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Fee Balance

Not Satisfied

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

080 - Planning. 2 Roof 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 Hemet Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 4 Underground Utilities

Not Satisfied

All utility extensions within a lot shall be placed underground.

90. Prior to Building Final Inspection

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.

Plan: TPM38153 Parcel: 465320006

90. Prior to Building Final Inspection

E Health

090 - E Health. 1

DEH- Health Clearance

Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health. Water and sewer verification must be confirmed.

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 he appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2

Ordinance No. 659 DIF

Not Satisfied

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

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

090 - Planning. 3

QUIMBY FEES

Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from Valley-Wide Recreation and Parks District.

Transportation

090 - Transportation. 1

RCTD-MAP - Regional Transportation Fees

Not Satisfied

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

All Transportation Uniform Mitigation Fees (TUMF) in accordance to the Ordinance No. 824.

Plan: TPM38153 Parcel: 465320006

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD-MAP - Regional Transportation Fees (cont.) Not Satisfied

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

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

OFF-SITE ACCESS

Off-site access road shall have or be improved with a minimum of 24 FT of aggregate base within a 32 FT graded section within sufficient dedicated right-of-way in accordance with County Standard No. 105C, Ordinance No. 461.11, consisting of the westerly extension of Millan Road to SH-79 Winchester Road.

PRIVATE LOCAL ROAD FOR PUBLIC USE

Millan Road, Oxbow Drive and Ranchland Road shall be improved with a minimum of 24 ft full-width aggregate base, within a 32 ft graded section, on 60 ft full-width dedicated right-of-way, per Standard No. 105C.

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

or as approved by the Director of Transportation.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

September 20, 2023

Dear Ms. Bernardino:

Blanca Bernardino, Project Planner County of Riverside, Planning Department **CHAIR** 4080 Lemon Street, 12th floor Steve Manos Lake Elsinore Riverside, CA 92501

VICE CHAIR **Russell Betts** Desert Hot Springs

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW - DIRECTOR'S **DETERMINATION**

COMMISSIONERS

John Lyon Riverside

Steven Stewart

Palm Springs

Richard Stewart Moreno Valley

Michael Geller Riverside

Vernon Poole Murrieta

STAFF

Director Simon A. Housman

> Jackie Vega Paul Rull Barbara Santos

County Administrative Center 4080 Lemon St., 14th Floor. Riverside, CA 92501 (951) 955-5132

www.rcaluc.org

File No.: ZAP1073HR23

Related File No.: TPM 38153 (Tentative Parcel Map)

APN: 465-320-006 Airport Zone: Zone D

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC's general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TPM 38153 (Tentative Parcel Map), a proposal to subdivide 5.15 acres into 2 separate parcels, located southerly of Milan Road, northerly of Ranchland Road, and westerly of Oxbow Drive.

The site is located within Airport Compatibility Zone D of the Hemet-Ryan Airport Influence Area (AIA), where Compatibility Zone D restricts residential density to either below 0.4 dwelling units per acre or greater than 3.0 dwelling units per acres per Additional Compatibility Policy 2.3. The project proposes to divide 5.15 acres into two separate parcels, resulting in a density of 0.38 dwelling units per acre, which is inconsistent with Zone D criterion of either below 0.4 dwelling units per acre or greater than 3.0 dwelling units per acre.

The elevation of Runway 5-23 at its westerly terminus is 1,499 feet above mean sea level (AMSL). At a distance of approximately 13,864 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,638 feet AMSL. The site's finished floor elevation is 1,496 feet AMSL and proposed building height is 14 feet, resulting in a top point elevation of 1,560 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was not required.

As ALUC Director, I hereby find the above-referenced project CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

CONDITIONS:

- 1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- 2. The following uses/activities are not included in the proposed project and shall be

AIRPORT LAND USE COMMISSION

prohibited at this site:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- (e) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.
- 3. The attached disclosure notice shall be provided to all potential purchasers, lessees, and/or tenants of the property, and shall be recorded as a deed notice.
- 4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This infiltration trench basin is designed to hold stormwater for only 72 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the infiltration trench.

5. This project has been evaluated as consisting of a division of 5.15 acres into two residential lots. Any increase in building area, change in use to any higher intensity use,

AIRPORT LAND USE COMMISSION

change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Rachel Dod Ayala (applicant/representative)

David Robert Mackie (property owner) Angela Jamison, County Airports Manager

ALUC Case File

X:\AIRPORT CASE FILES\Hemet-Ryan\ZAP1073HR23\ZAP1073HR23.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)

NOTICE

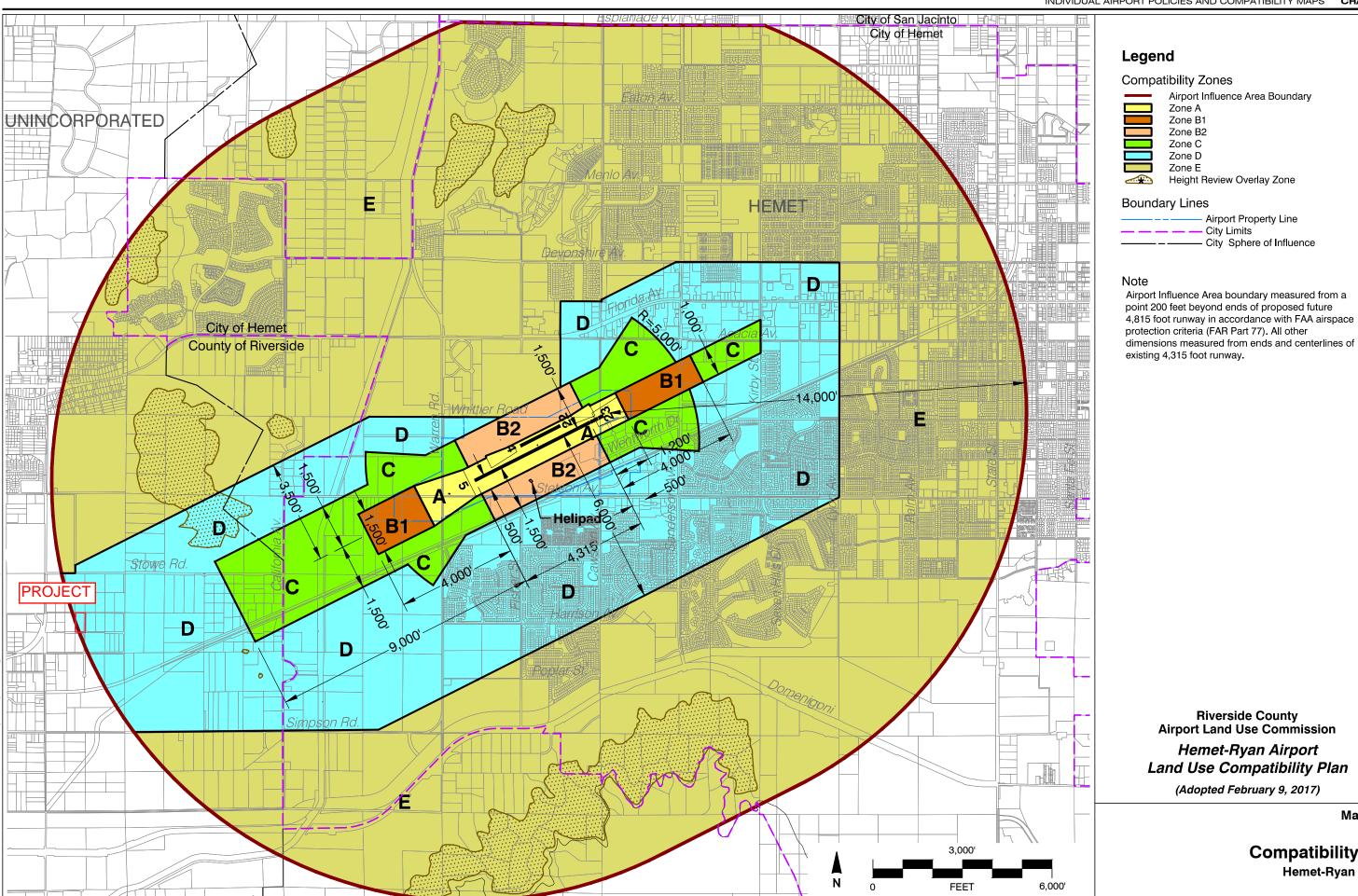
THERE IS AN AIRPORT NEARBY. THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES



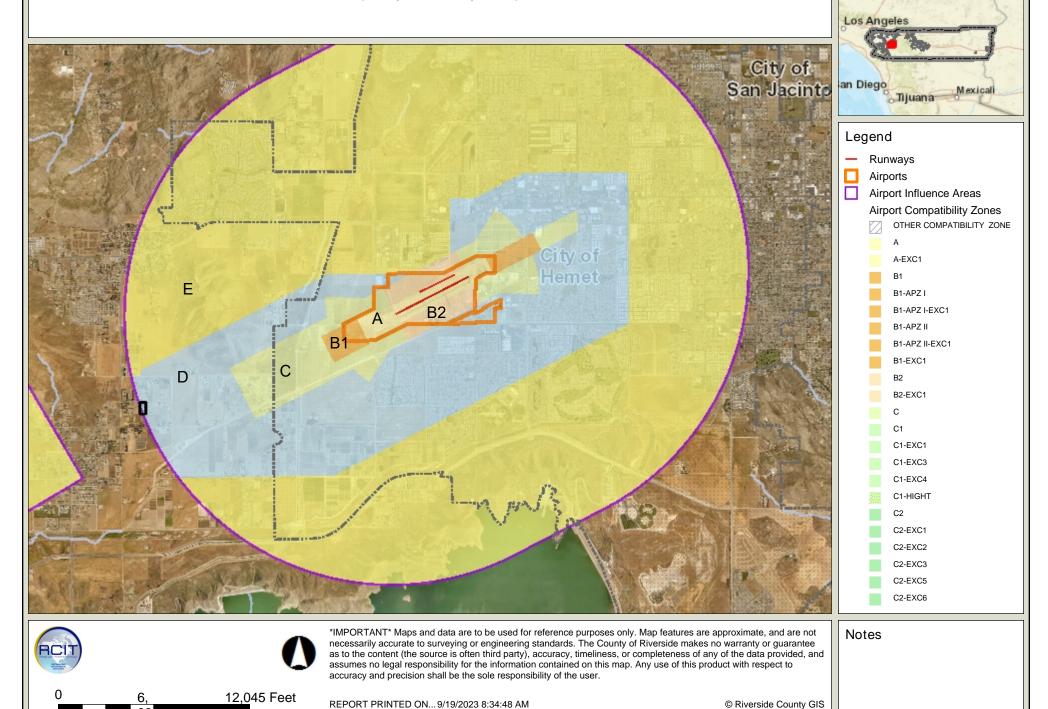
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Name:	Phone:	



Map HR-1

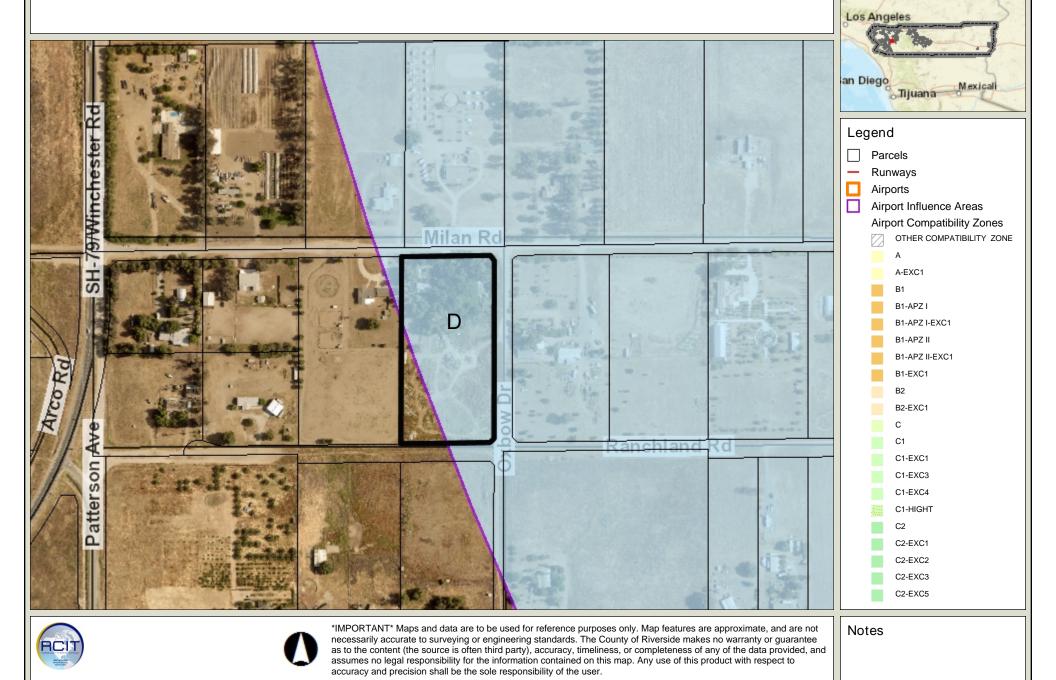
Compatibility Map Hemet-Ryan Airport



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376

753 Feet



© Riverside County GIS





Legend

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





753 Feet

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

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Notes

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Legend

County Centerline Names

- County Centerlines
- Blueline Streams
- City Areas
 World Street Map





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

0 <u>1,</u> 3,011 Feet

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Notes





Legend

County Centerline Names

- County Centerlines
- Blueline Streams
- City Areas
 World Street Map





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Notes

753 1,506 Feet





Legend

- Blueline Streams
- City Areas World Street Map





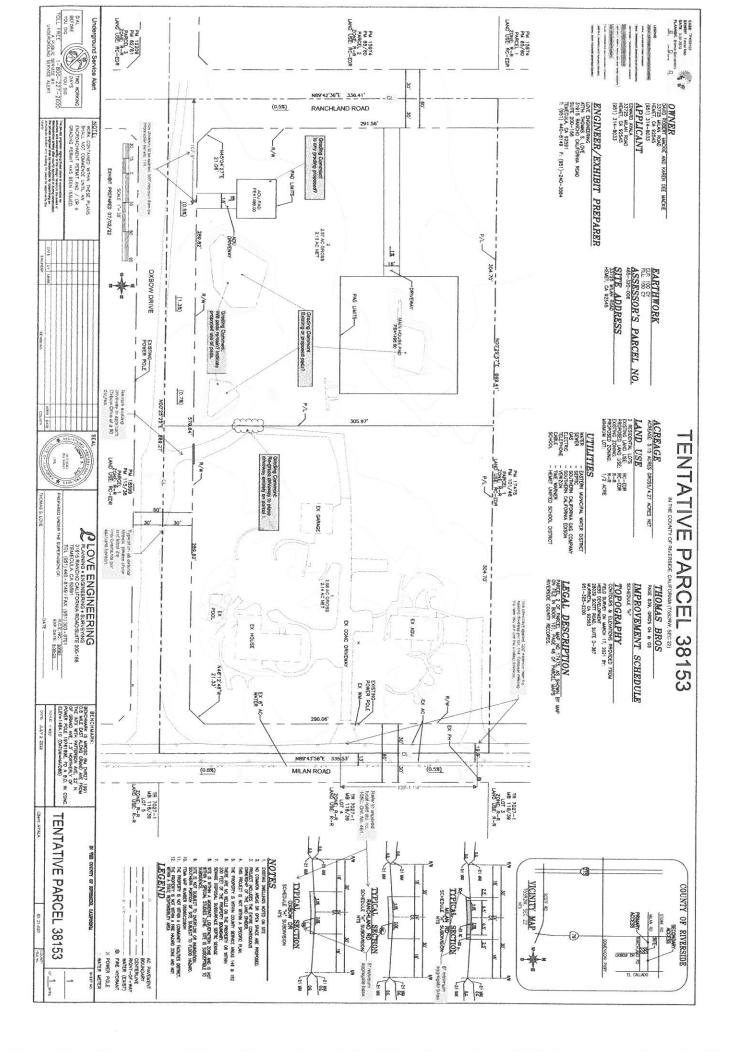
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

0 6, 12,045 Feet

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Notes



PROPERTY OWNERS CERTIFICATION FORM <u>APN 465-320-006 – TPM38153</u>

I,		, certify that on
09/11/2024	(Print Name) the attached property owners list	
$\frac{00/11/2024}{\text{(Date)}}$	the attached property owners list	
was prepared	d by County of Riverside / GIS	
D	(Print Company or Ind	ividual's Name)
Distance Bu	ffered: <u>1000'</u>	
Pursuant to	application requirements furnished by the Riversi	ide County Planning Department;
Said list is a	a complete and true compilation of the owners of	the subject property and all other
property ow	eners within 600 feet of the property involved, o	r if that area yields less than 25
different ow	mers, all property owners within a notification area	expanded to yield a minimum of
25 different	owners, to a maximum notification area of 2,400	feet from the project boundaries,
based upon	the latest equalized assessment rolls. If the projection	ct is a subdivision with identified
off-site acces	ss/improvements, said list includes a complete and	true compilation of the names and
mailing add	dresses of the owners of all property that is a	djacent to the proposed off-site
improvemen	nt/alignment.	
I further cer	rtify that the information filed is true and correct	to the best of my knowledge. I
understand t	hat incorrect or incomplete information may be gro	ounds for rejection or denial of the
application.		
NAME:	Blanca Bernardino	
TITLE/REC	GISTRATION <u>Assistant Planner</u>	-
ADDRESS	:4080 Lemon St. 12 th Floor	
	Riverside, CA 92501	
TELEPHO	NE (8 a.m. – 5 p.m.): (951) 955-650	03

Riverside County GIS Mailing Labels TPM38153 - 1000' Radius Map 79 Grand Av Legend **County Boundary** Cities **Parcels** World Street Map Notes *IMPORTANT* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained

1,505 Feet

752

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on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of

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463040001 RESIDENT 28030 PATTERSON AVE HEMET CA 92545 463040005 RESIDENT 33643 GRAND AVE HEMET CA 92545

463040019 RESIDENT 33875 E GRAND AVE HEMET CA 92545 463040021 RESIDENT 33725 GRAND AVE HEMET CA 92545

465290001 RESIDENT 33562 MILAN RD HEMET CA 92545 465290002 RESIDENT 33624 MILAN RD HEMET CA 92545

465290003 RESIDENT 33686 MILAN RD HEMET CA 92545 465290004 RESIDENT 33748 MILAN RD HEMET CA 92545

465290007 RESIDENT 33872 MILAN RD HEMET CA 92545 465290008 RESIDENT 33934 MILAN RD HEMET CA 92545

465290016 RESIDENT 33955 STOWE RD HEMET CA 92545 465290017 RESIDENT 33810 MILAN RD HEMET CA 92545

465290018 RESIDENT 33775 STOWE RD HEMET CA 92545 465320001 RESIDENT 33555 MILAN RD HEMET CA 92545 465320002 RESIDENT 33625 MILAN RD HEMET CA 92545 465320003 RESIDENT 33552 RANCHLAND RD HEMET CA 92545

465320004 RESIDENT 33610 RANCHLAND RD HEMET CA 92545 465320005 RESIDENT 33675 MILAN RD HEMET CA 92545

465320006 RESIDENT 33725 MILAN RD HEMET CA 92545 465320008 RESIDENT 33650 E GRAND AVE HEMET CA 92545

465320009 RESIDENT 33640 E GRAND AVE HEMET CA 92545 465320010 RESIDENT 33785 MILAN RD HEMET CA 92545

465320012 RESIDENT 33875 MILAN RD HEMET CA 92545

RESIDENT 33820 E GRAND AVE HEMET CA 92545

465320015

465320016 RESIDENT 33870 E GRAND AVE HEMET CA 92545 465320019 RESIDENT 33780 E GRAND AVE HEMET CA 92545



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E. TLMA Director

NOTICE OF EXEMPTION

P.O. Box 3044 Sacramento, CA 95812-3044 County of Riverside County Clerk	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.: TPM38153 / CEQA Exer	mpt 15315 (Minor Land Divisions)	
Project Location: APN: 465-320-006		
Project Description: Tentative Parcel Map No. 38 5.15-acre (gross) / 4.27-acre (net) parcel into 2 parcuses on the Project site will occur on a parcel-by-pa Name of Public Agency Approving Project: Riv	cels. The Schedule "H" subdivision is for the division	on of land only. Future land
Project Applicant & Address: Edward Ayala – 337	'25 Milan Road Winchester, CA 92570	
Exempt Status: (Check one) ☐ Ministerial (Sec. 21080 (b) (1); 15268) ☐ Declared Emergency (Sec. 21080 (b) (3); 15269 ☐ Emergency Project (Sec. 21080 (b) (4); 15269	(9(a)) Documentation Required, pursu	n - No Further Environmental uant to CEQA Guidelines Section

Reasons why project is exempt:

The project is categorically exempt pursuant to Section **15315** (**Minor Land Divisions**) of CEQA Guidelines which recognizes 15315. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. **Note:** Authority cited: Sections Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code. **15061. REVIEW FOR EXEMPTION** (b) A project is exempt from CEQA if: 3) The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Blanca I. Bernardino	_	(951) – 955 – 6503
County Contact Person	_	Phone Number
	Asst. Planner	10 <u>/18/2024</u>
olgnature	Title	Date
Date Received for Filing and Posting at OPR:		