

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



ITEM: 1.2
(ID # 27282)

MEETING DATE:
Tuesday, March 18, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 38439 (TPM38439) – Exempt, per California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Lot Divisions) – Applicant: Brian Smith – Fifth Supervisorial District – Lakeview Area District – Lakeview/Nuevo Area Plan – Land Use: Rural Community – Low Density Residential (RC-LDR) – Zoning: Residential Agriculture (R-A) – Location: south of 10th Street, north of 11th Street, west of Yucca Avenue, east of Lakeview Avenue – REQUEST: Tentative Parcel Map No. 38439 proposes a Schedule H Subdivision to subdivide three parcels into four (4) lots and one (1) remainder lot (Lot 1 with 1.01 gross acres, Lot 2 with 1.01 gross acres, Lot 3 with 1 gross acre, Lot 4 with 1 gross acre, and the remainder lot with 35.41 gross acres) – APN: 426-290-026, 426-290-021, 426-290-020 – District 5. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Receive and File the Notice of Decision for the above referenced case acted on by the Director's Hearing Officer on February 10, 2025.

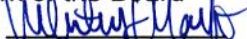
ACTION:Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: March 18, 2025
xc: TLMA-Planning

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

TENTATIVE PARCEL MAP No. 38439 (TPM38439) is a Schedule "H" subdivision of three (3) parcels equaling 39.42 gross acres into four (4) lots and one (1) remainder lot (Lot 1 with 1.01 gross acres, Lot 2 with 1.01 gross acres, Lot 3 with 1 gross acre, Lot 4 with 1 gross acre, and the remainder lot with 35.41 gross acres).

The "project" was approved by the Planning Director on February 10, 2025. The Project Planner sent a 10-day notice for the project. The Planning Department did not receive written communication from the public who indicated support/opposition to the proposed Project. As a result, the Planning Department proceeded with approval of the application.

Impact on Residents and Businesses

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

Additional Fiscal Information

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

Attachment A: DH Report of Actions

Attachment B: Tentative Map No. 38439

Attachment C: GIS Exhibits

Attachment D: Mailing Labels

Attachment E: Radius Map

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

Attachment F: Will Serve Letters

Attachment G: Notice of Exemption

Attachment H: Conditions of Approval

Attachment I: Director's Hearing Staff Report



Jason Farin, Principal Policy Analyst

3/12/2025



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

February 10, 2025

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
COUNTY ADMINISTRATIVE CENTER
12TH Floor, Conference Room A
4080 Lemon Street, Riverside, CA 92501

CALL TO ORDER 1:30 PM

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS - CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS - NEW ITEMS:

- 3.1 **TENTATIVE PARCEL MAP NO. 38439 (TPM38439)** – Exempt, per California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Lot Divisions) – Applicant: Brian Smith – Fifth Supervisorial District – Lakeview Area District – Lakeview/Nuevo Area Plan – Land Use: Rural Community – Low Density Residential (RC-LDR) – Zoning: Residential Agriculture (R-A) – Location: south of 10th Street, north of 11th Street, west of Yucca Avenue, east of Lakeview Avenue – **REQUEST:** Tentative Parcel Map No. 38439 proposes a Schedule H Subdivision to subdivide three parcels into four (4) lots and one (1) remainder lot (Lot 1 with 1.01 gross acres, Lot 2 with 1.01 gross acres, Lot 3 with 1 gross acre, Lot 4 with 1 gross acre, and the remainder lot with 35.41 gross acres) – APN: 426-290-026, 426-290-021, 426-290-020 – Project Planner: John Obing at 951-955-6573 or email at jobing@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

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

APPROVED Tentative Parcel Map No. 38439 subject to the Advisory Notification Document and Conditions of Approval

- 3.2 **PLOT PLAN WIRELESS NO. 230007** – CEQA Exempt per Sections 15301 (Existing Facilities) – Applicant: Crown Castle, Dish Wireless LLC C/O Tom Wilkerson – 3rd Supervisorial District – French Valley Zoning Area– Southwest Area Plan – Rural: Rural Residential (RR) – Location: located northerly of Coventry lane, easterly of Highway 79/Winchester road, southerly of Elmhurst lane, and westerly of Washington street – 4.76 acres – Zoning: Light Agriculture 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan proposed to re-entitle an existing 69 foot tall disguised mono-pine tree previously entitled under Plot Plan No. 23860 – APN: 472-110-044 – Project Planner: Joseluis Aparicio at (951)-955-6035 or email at JLAparicio@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

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

DIRECTED the Clerk of the Board to file the Notice of Exemption with the and State Clearinghouse; and,

APPROVED

Plot Plan Wireless No. 230007 subject to the Advisory Notification Document and Conditions of Approval.

- 3.3 **TENATIVE PARCEL MAP NO. 37827** – CEQA Exempt 15315 Minor Land Divisions – Applicant: Wyatt Helms – Engineer/Representative – Rick Engineering - Second Supervisorial District – El Cerrito District Zoning Area – Temescal Canyon Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – 4.24 Acres – Location: North of Wildlife Road, East of State Court, and West of Quail Hill Drive – Zoning: Residential Agricultural, One Acre Minimum (R-A-1) - **REQUEST:** Tentative Parcel Map for Schedule “H” subdivision of 2 lots approximately 4.24 acre parcel into 4 parcels. APNs: 278-110-038 & 278-110-039 Project Planner: Blanca Bernardino, (951) 955-6503 or BBernardino@rivco.org

4.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

- 4.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240016 (GPA240016)** Foundation Component –Applicant: Richard Michael c/o Ramona Dairy, LLC – Engineer / Representative: Brian Taylor c/o Warmington Residential – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: north of Tres Cerritos Ave, east of Three Springs Rd, south of Trailwood Rd, and west of Warren Rd – 96.87 Gross Acres – Existing Zoning: A-2-10 (Heavy Agriculture) – Existing Land Use: Rural Residential (R:RR) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240016 to change the General Plan Foundation Component of two (2) parcels from Rural:Rural Residential (R:RR) to Community Development:Meduim Density Residential (CD:MDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240016 is initiated by the Board of Supervisors. – APN: 455-110-016 & 455-110-017 – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

- 4.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240013 (GPA240013)** Foundation Component – Applicant: Jason Lee c/o Pastime Lakes Holdings, LLC – Engineer / Representative: Selena Kelaher c/o to EDP Solutions, Inc. – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – General Plan Foundation Component - Existing: Agriculture (AG), Open Space (OS), & Community Development (CD) - Proposed: Community Development (CD) – Location: north of Ramona Fwy, east of Bridge St, south of Bridge St, and west of N Sanderson Ave – 492 Gross Acres – Existing Zoning: A-2-10 (Heavy Agriculture), C-R (Commercial Retail), R-A (Residential Agriculture), W-1 (Watercourse, Watershed & Conservation Area), & W-2 (Controlled Development) – Existing Land Use: Agriculture (AG: AG), Water (OS:W), Conservation (OS:C) & Commercial Retail (CD:CR) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240013 to change the General Plan Foundation Component of fifteen (15) parcels from Agriculture, Open Space, & Community Development: Agriculture, Water, Conservation, & Commercial Retail (AG:AG, OS:W, OS:C, & CD:CR) to Community Development: Light Industrial & Commercial Retail (CD:LI & CD:CR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240013 is initiated by the Board of Supervisors. – APN: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, 425-090-007, -009, and

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

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

APPROVED Tentative Parcel Map No. 37827 subject to the Advisory Notification Document and Conditions of Approval.

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

District 1 – Absent
District 2 – Oppose
District 3 – Support
District 4 – Absent
District 5 – Support

RECOMMEND that the General Plan Amendment No. 240016 move forward to Planning Commission.

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

District 1 – Absent
District 2 – Oppose
District 3 – Support
District 4 – Absent
District 5 – Oppose

RECOMMEND that the General Plan Amendment No. 240013 move forward to Planning Commission

-025 – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

- 4.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240031 (GPA240031) Foundation Component** – Applicant: Brian King c/o Monte Vista Homes – Engineer / Representative: N/A – Fifth Supervisorial District – Edgemont-Sunnymead District Zoning Area/District – Reche Canyon/Badlands Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Hidden Springs Dr, east of Peoria Ln, south of Pigeon Pass Rd, and west of Pigeon Pass Rd – 43.77 Gross Acres – Existing Zoning: R-A-2 ½ (Residential Agriculture) & R-A-2 ¼ (Residential Agriculture) – Existing Land Use: Estate Density Residential (RC:EDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240031 to change the General Plan Foundation Component of four (4) parcels from Rural Community:Estate Density Residential (RC:EDR) to Community Development:Medium Density Residential (CD:MDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240031 is initiated by the Board of Supervisors. – APN: 259-210-023, 259-220-022, 259-230-012, and -013 – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

District 1 – Absent
District 2 – Oppose
District 3 – Support
District 4 – Absent
District 5 – Oppose

RECOMMEND that the General Plan Amendment No. 240031 move forward to Planning Commission

- 4.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240073 (GPA240073) Foundation Component** – Applicant: Doug Sadler – Engineer / Representative: N/A – Fifth Supervisorial District – Edgemont-Sunnymead District Zoning Area/District – Reche Canyon/Badlands Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Moreno Valley Fwy, east of Center World Logistics Center Pkwy, south of Ironwood Ave, and west of Moreno Valley Fwy – .97 Gross Acres – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Very Low Density Residential (RC:VLDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240073 to change the General Plan Foundation Component of one (1) parcels from Rural Community:Very Low Density Residential (RC:VLDR) to Community Development:Light Industrial (CD:LI). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240073 is initiated by the Board of Supervisors. – APN: 422-020-005 – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

Planning Director's Actions:

Public Hearing: Open

General Plan Advisory Committee recommendations are:

Continued to April 21, 2025

4.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240074 (GPA240074) Foundation Component** – Applicant: Youhanna Mikhail – Engineer / Representative: Gil Mendoza – Fifth Supervisorial District – Edgemont-Sunnymead District Zoning Area/District – Reche Canyon/Badlands Area Plan – General Plan Foundation Component - Existing: Rural (R) & Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Walther Ave, east of Sean Ct, south of Quincy St, and west of Quincy St – 38 Gross Acres – Existing Zoning: R-A-1 (Residential Agricultural) – Existing Land Use: Rural Residential (R:RR) & Very Low Density Residential (RC:VLDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240074 to change the General Plan Foundation Component of two (2) parcels from Rural & Rural Community:Rural Residential & Very Low Density Residential (R:RR & RC:VLDR) to Community Development:High Density Residential (CD:HDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240074 is initiated by the Board of Supervisors. – APN: 473-120-002 & 473-120-027 – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

District 1 – Absent

District 2 – Oppose

District 3 – Oppose

District 4 – Absent

District 5 – Oppose

RECOMMEND that the General Plan Amendment No. 240074 move forward to Planning Commission

5.0 **SCOPING SESSION:**

5.1

SCOPING SESSION FOR CONDITIONAL USE PERMIT NO. 2303 REVISION 1, CHANGE OF ZONE NO. 2000010, NOISE EXCEPTION NO. 0009 – Applicant: SFT Realty Rockaway LLC. – Representative: Alan Long - Third Supervisorial District Southwest Area Plan: Rural: Rural Residential within the Temecula Valley Wine Country Equestrian District (10 acre min.) - Rancho California Zoning Area - Zoning: Wine Country - Equestrian (WC-E) – Location: Northeast of Los Corralitos Road, south of Los Caballos Road and west of Pauba Road – 241.63 Gross Acres - **REQUEST:** The Conditional Use Permit is seeking entitlement for a Class II Equestrian Facility for an existing permitted equestrian facility to incorporate special occasion facility and sports fields with existing uses. Existing permitted uses and structures includes a horse race track, restaurant, retail space and ancillary area, mobile home park with club house, grooms quarter, barn structures, office space, horse corrals. The special occasion facility will host indoor/outdoor events, wine/beer festivals, music festivals, stage or theatrical shows, fairs, carnivals, rodeos, shows/races, animal sales, and tent revivals and will include outdoor amplified music. Hours of operation will be Sunday through Thursday 8 am - 10 pm, and Friday through Saturday from 8 am - 12 am. A total of 8,173 total potential parking spaces are proposed (311 parking spaces within permanent parking areas with the remainder to be on dirt gravel areas across the site depending on the specific event being held). The Change of Zone is a proposal for the modification of permitted uses and development standards in the Wine Country – Equestrian (WC-E) zone. The Noise Exception is a proposal to permit the use of amplified sounds for outdoor events. - APNs: 927-160-001, 927-160-002 - Project Planner: Russell Brady at 951-955-3025 or rbrady@rivco.org

Planning Director's Actions:

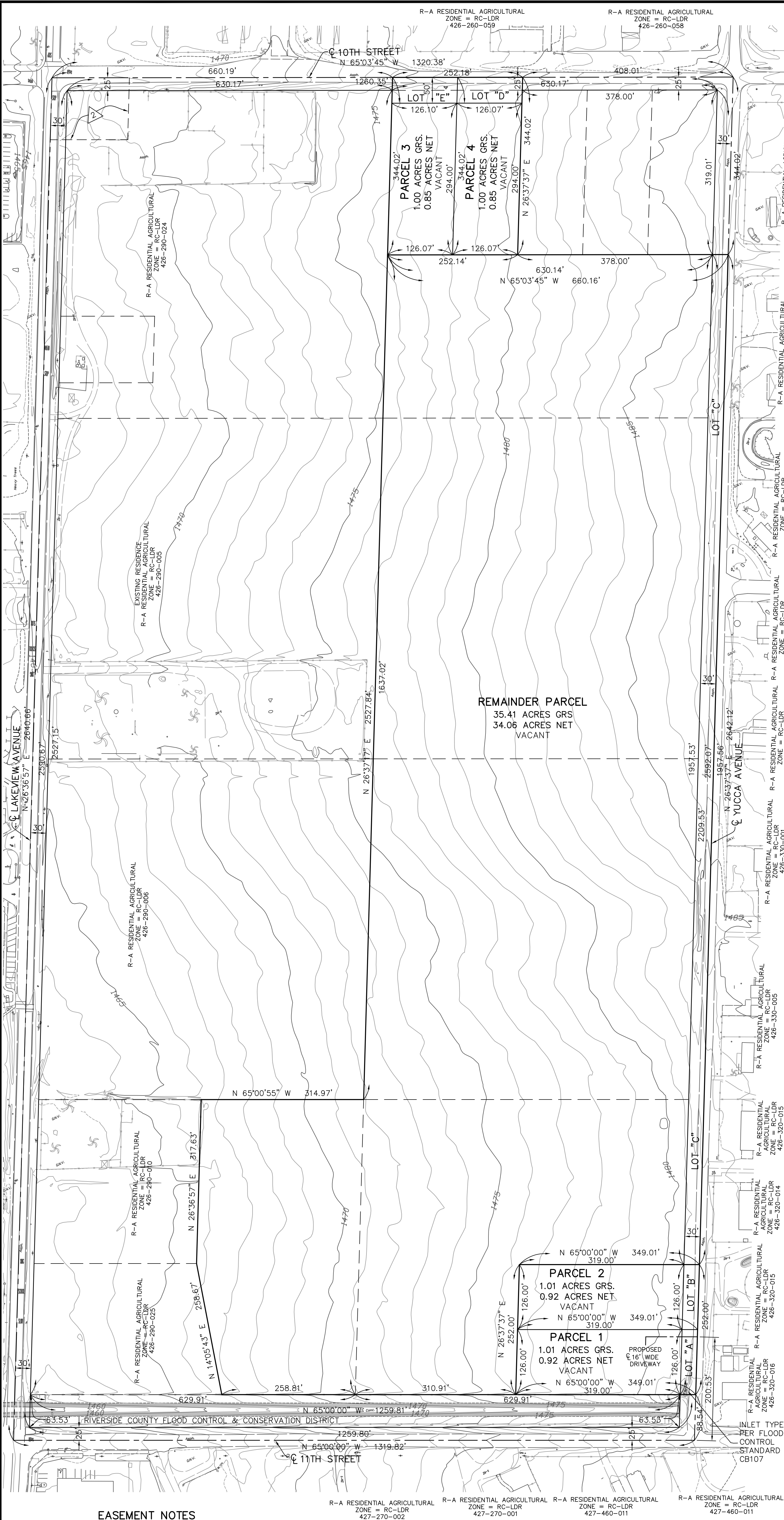
Public Hearing: Closed

Item presented and opened for public comments. Public comments received.

6.0 PUBLIC COMMENTS

NONE

ADJOURNMENT – 3:00PM



TENTATIVE PARCEL
MAP No. 38439

SCHEDULE "H"

DATE: AUGUST 3, 2023

PREPARED FOR:
OWNER/APPLICANT

PREPARED BY:

BRIAN SMITH
30400 NORDEN DRIVE
HOMELAND, CA 92548
(951) 333-1526
BRIANSMITHDEV@GMAIL.COM

ACTION SURVEYS, INC.
1045 MAIN STREET, STE 102
RIVERSIDE, CA 92501
(951) 686-6166
ACTIONSURVEYS@SBCGLOBAL.NET

PROPERTY ADDRESS: YUCCA AVENUE, NUEVO, CA 92567

ASSESSOR'S PARCEL NO.: 426-290-020, 021 & 026

LEGAL DESCRIPTION: LOTS 5 THROUGH 7 AND POR. OF LOT 8 IN
BLOCK 21 PER LAKE VIEW No. M.B. 1/34-35

NUMBER OF PARCELS: 4 PARCELS AND REMAINDER PARCEL

ACREAGE: 39.42 ACRES GROSS, 37.61 ACRES NET

EXISTING ZONING & LAND USE: R-A/ RC-LDR

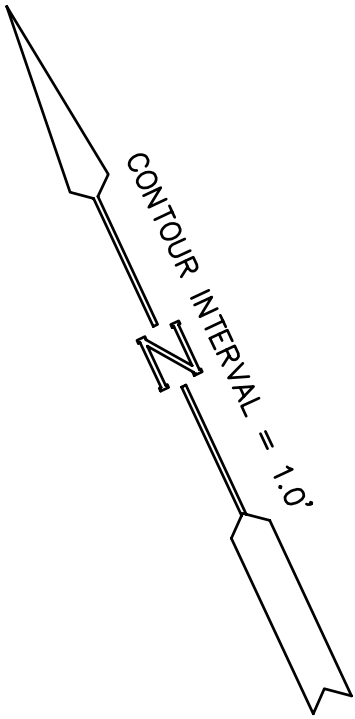
PROPOSED ZONING: R-A/ RC-LDR

UTILITIES:

- ELECTRIC - SOUTHERN CALIFORNIA EDISON
- GAS - SOUTHERN CALIFORNIA GAS
- WATER - NUEVO WATER COMPANY
- SEWER - PRIVATE SEPTIC
- TELEPHONE - FRONTIER/SPECTRUM
- TELEVISION - FRONTIER/SPECTRUM/ANTENNA

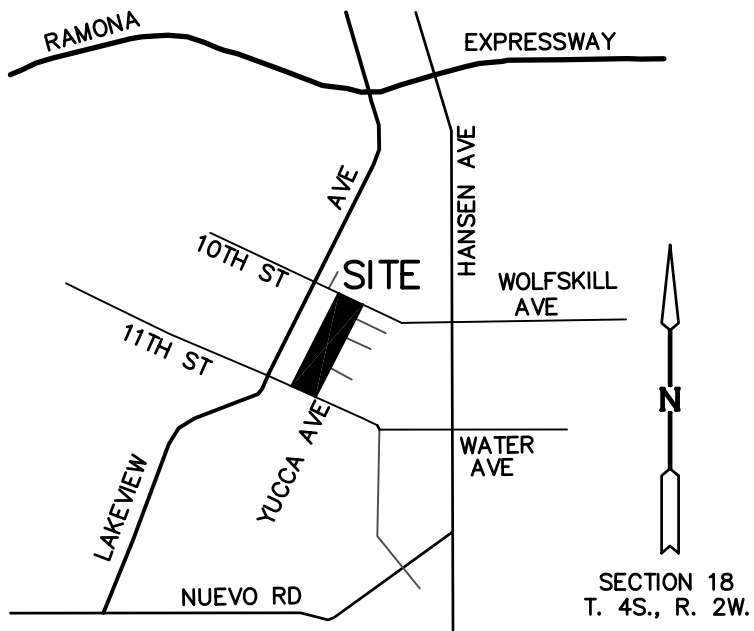
SCHOOL DISTRICT:NUVIEW UNION & PERRIS UNION HIGH
SCHOOL DISTRICT

- 1) THE PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- 2) THE PROJECT IS LOCATED WITHIN CSA 146.
- 3) LOTS "A" THROUGH "D" ARE TO BE DEDICATED FOR PUBLIC USE.
- 4) THE LAND IS ON LOW MODERATE LIQUEFACTION AREA. THE LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- 5) THE ENTIRE SITE IS WITHIN A FEMA SHADED ZONE X PER FIRM (2014) 06065C1435H. THE LAND IS IN AREA OF MINIMAL FLOOD HAZARD PER THE INDEX MAP OF COMMUNITY PANEL No. 06065C1435H.
- 6) THE PROJECT IS NOT WITHIN A ROAD AND BRIDGE DISTRICT.
- 7) ALL EXISTING STRUCTURES AND EXTERIOR FENCES ARE TO REMAIN.



THE FOLLOWING PRIMARY EXHIBIT CHECKLIST ITEMS ARE NOT APPLICABLE FOR THE REASON INDICATED:

- ITEM 25 - NOT IN A COUNTY SERVICE AREA
- ITEM 26 - THIS IS A SCHEDULE "H" NOT REQUIRED
- ITEM 30 - NO ON-SITE GRADING IMPROVEMENTS ARE PROPOSED
- ITEM 35 - SUBJECT LOW MODERATE LIQUEFACTION
- ITEM 37 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
- ITEM 40 - NONE PROPOSED
- ITEM 48 - NO PAVED AREAS ARE PROPOSED



EASEMENT NOTES

1. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR CONSTRUCTING, INSPECTING, MAINTAINING AND RENEWING PIPES AND CONDUITS OF ALL KINDS FOR THE PURPOSE OF CONVEYING WATER AND INCIDENTAL PURPOSES TO NUEVO WATER COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 30, 1916 IN BOOK 453, PAGE 220 OF DEEDS.

AND BY DEED RECORDED DECEMBER 30, 1916, IN BOOK 454 OF DEEDS, PAGE 153, ALL WATER MAINS, PIPELINES AND DISTRIBUTING SYSTEMS, AND RIGHTS OF WAY THEREFORE.

MATTERS CONTAINED IN DOCUMENT ENTITLED CORPORATION QUITCLAIM DEED BY AND BETWEEN NUEVO WATER COMPANY RECORDED JULY 16, 1990 AS INSTRUMENT NO. 261545 OF OFFICIAL RECORDS.

SAID DOCUMENT PURPORTS TO TERMINATE ANY AND ALL INTEREST IN SAID LAND, UNDER SAID DEEDS, HOWEVER, SAID DOCUMENT DOES NOT DESCRIBE A 150' X 120' PORTION IN THE MOST NORTHERLY PORTION OF PARCEL 1 HEREIN DESCRIBED.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

2. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR WATER MAINS, PIPES, CONDUITS AND DISTRIBUTING SYSTEMS FOR CONVEYING WATER AND FOR SERVING VARIOUS PARCELS AND INCIDENTAL PURPOSES, TO THE NUEVO LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 9, 1918 IN BOOK 473, PAGE 267 OF DEEDS.

NOTE:

THIS PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

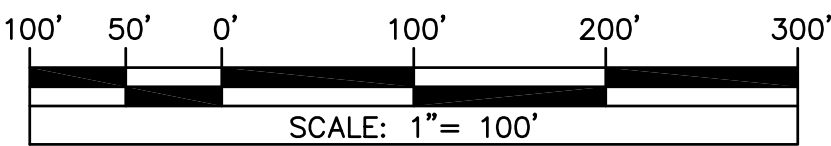
VICINITY MAP - NO SCALE

THOMAS BROS. PG. 779
GRID A-4 (2001)

TOPOGRAPHY SOURCE:

INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE., SUITE A
RIVERSIDE, CA 92503
(951) 687-4252
(951) 687-4120 FAX

W.O. 22-31



AMENDMENTS			SCALE: 1"= 100'
DATE	NO.	DESCRIPTION	

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38439

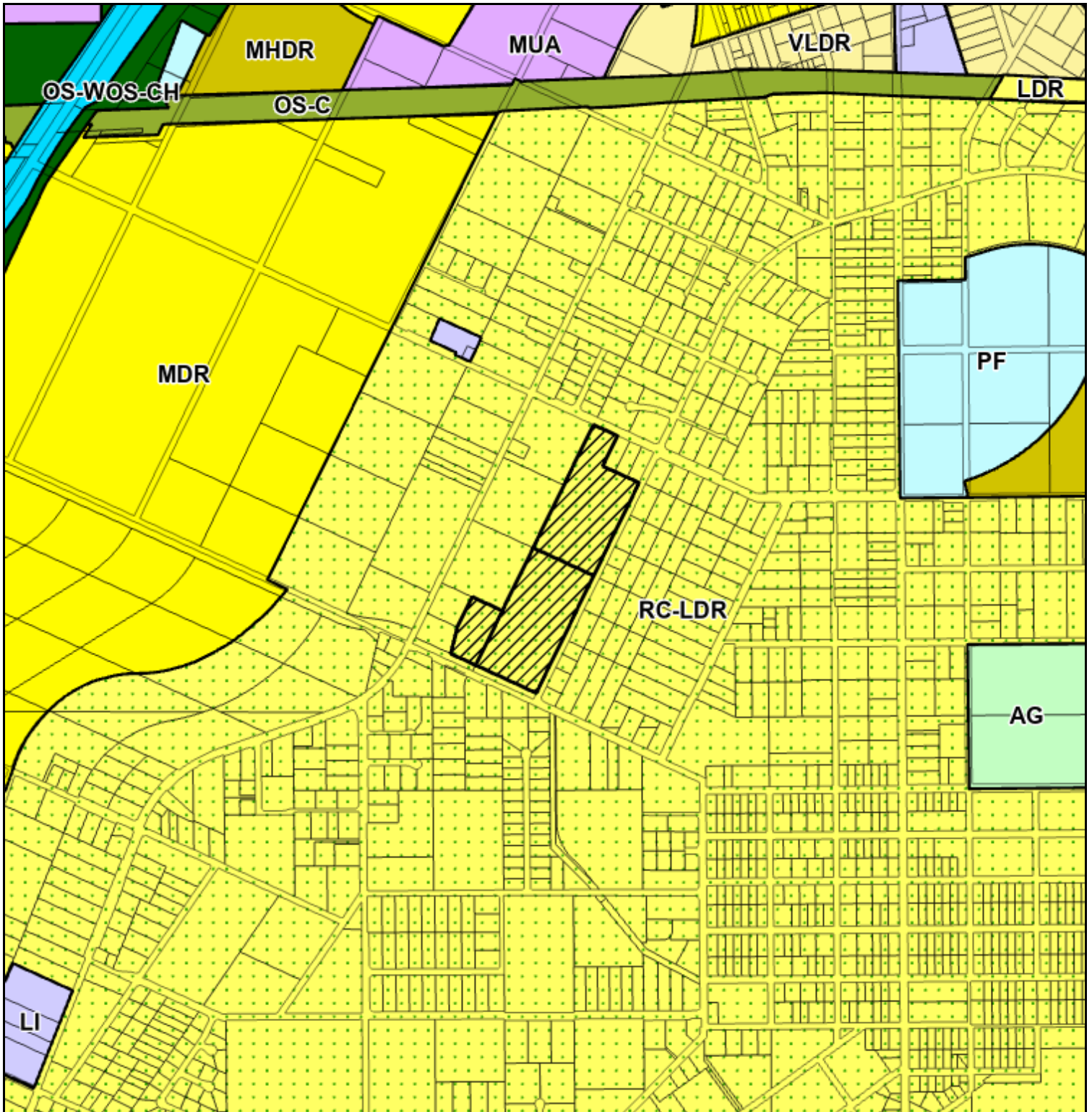
EXISTING GENERAL PLAN

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 1-24-2025

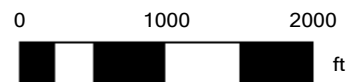
Exhibit: 5



Zoning Area/District: LAKEVIEW

Author:

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38439

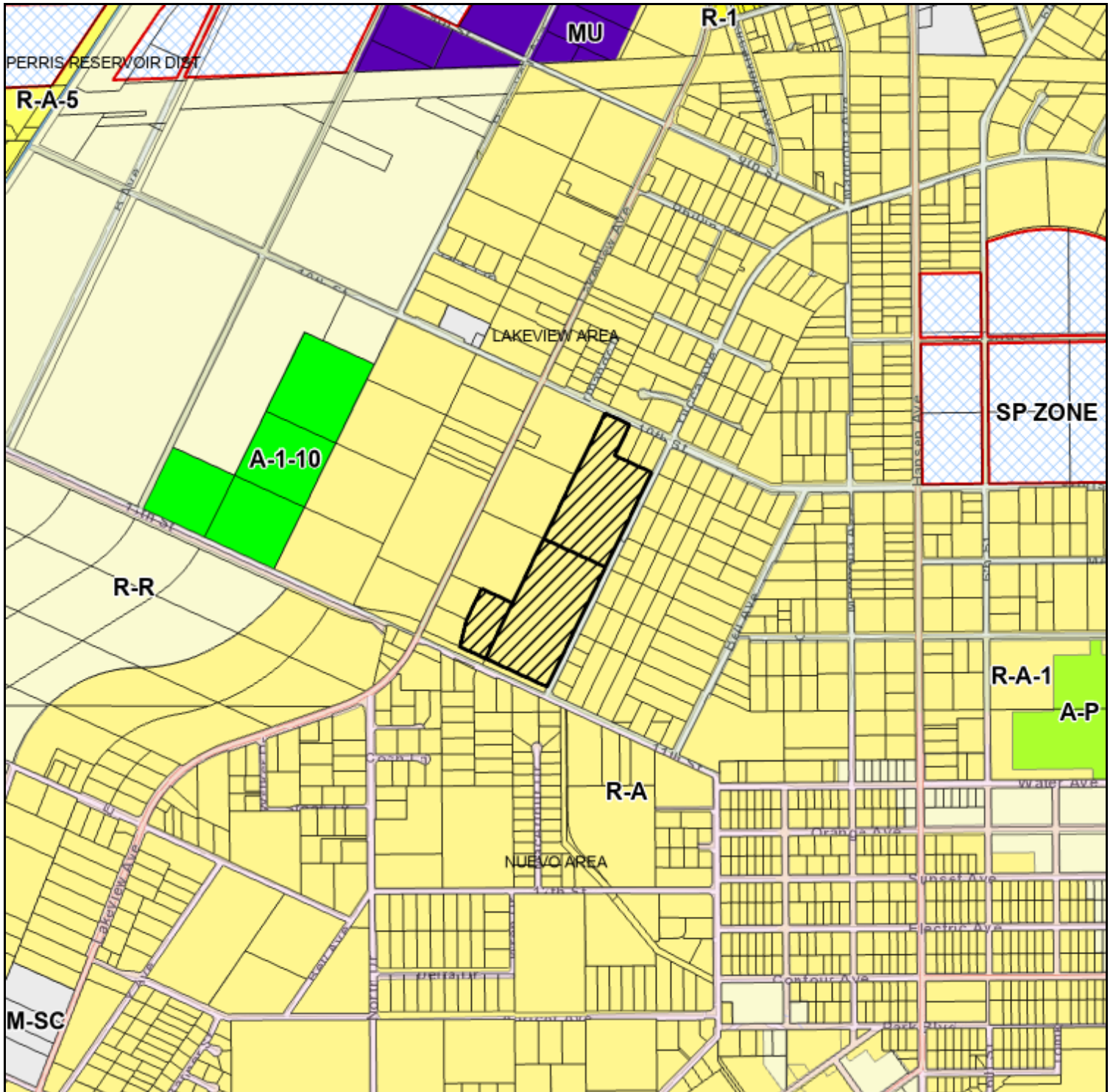
EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ

District: 5

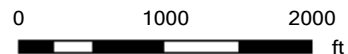
Date: 1-24-2025

Exhibit: 2



Zoning Area/District: LAKEVIEW

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38439

LAND USE

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 1-24-2025

Exhibit: 1



Zoning District: LAKEVIEW

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RIVERSIDE COUNTY PLANNING DEPARTMENT

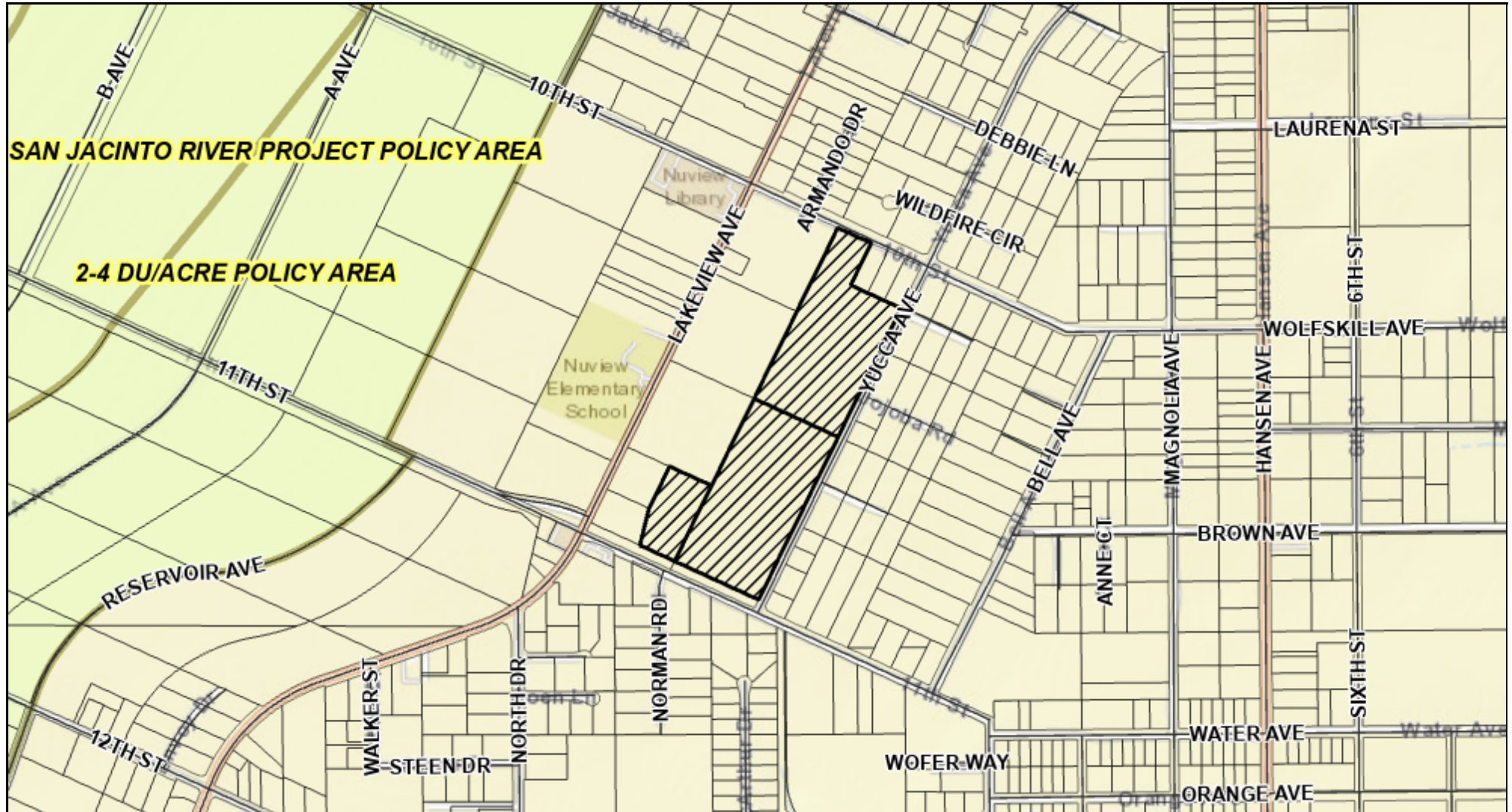
TPM38439

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

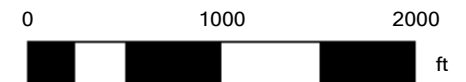
Date: 1-24-2025

District: 5



Zoning Area/District: LAKEVIEW

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307130033
RUBY L. BLAIR
756 SANTA BARBARA DR
CLAREMONT CA 91711

307130034
JOSE DAMIAN
29400 LAKEVIEW AVE
NUEVO CA 92567

307130067
KAREN LOPEZ
30341 11TH ST
NUEVO CA 92567

307130068
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

426180027
NUVIEW UNION SCHOOL DISTRICT
29780 LAKEVIEW AVE
LAKEVIEW CA 92567

426180030
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

426250057
ROBERT ANTHONY RODRIGUEZ
30811 WILDFIRE CIR
NUEVO CA 92567

426250058
FLAVIA PULIDO
30829 WILDFIRE CIR
NUEVO CA 92567

426250059
EMA C. GALLARDO
30847 WILDFIRE CIR
NUEVO CA 92567

426260006
ERIKA MADRID
P O BOX 1150
NUEVO CA 92567

426260058
RENE VASQUEZ PEREZ
30250 YUCCA AVE
NUEVO CA 92567

426260059
MUNOZ FAMILY TRUST DTD 04/22/24
PO BOX 85
NUEVO CA 92567

426260060
JOSE MANUEL LOPEZ
30550 WILDFIRE CIR
NUEVO CA 92567

426260061
RAYMUNDO VIDALES
30320 YUCCA AVE
NUEVO CA 92567

426290005
PABLO DIEGO RODRIGUEZ
3405 20TH ST SW
PUYALLUP WA 98373

426290010
YUMARA AGUILAR VILLA
240 SOUTH BLVD
PERRIS CA 92570

426290017
WILLIAM STAFFIERI
PO BOX 425
NUEVO CA 92567

426290018
CABRERA SALVADOR & MARIA LIVING
TRUST 6/28/2023
30609 10TH ST
NUEVO CA 92567

426290019
DANIEL D. BUCHANAN
30615 10TH ST
NUEVO CA 92567

426290020
BRIAN SMITH DEV INC
30400 NORDEEN DR
HOMELAND CA 92548

426290023
NUEVO WATER CO
30427 11TH ST
NUEVO CA 92567

426290024
OLCB
1108 DOUGLASS DR
POMONA CA 91768

426320001
GUADALUPE URIARTE
30646 MADRONA CT
NUEVO CA 92567

426320002
RICARDO SANCHEZ
30646 MADRONO CT
NUEVO CA 92567

426320003
ROBERT E. MCKINNEY
30666 MADRONA CT
NUEVO CA 92567

426320004
DIANE SBARDELLATI
30672 MADRONO CT
NUEVO CA 92567

426320005
BARDY L. ANDERSON
PO BOX 486
NUEVO CA 92567

426320006
MARIA ELENA DERODRIGUEZ
30669 MADRONA CT
NUEVO CA 92567

426320007
KRISTA BECKMAN
30657 MADRONO CT
NUEVO CA 92567

426320008
JOHN N. CHIZO
29246 OBSIDIAN CT
NUEVO CA 92567

426320009
MARIA CONCEPCION PEREZ
30630 JOJOBA ST
NUEVO CA 92567

426320010
ALBERTO QUINTANA SELVA LUIS
30650 JOJOBA RD
NUEVO CA 92567

426320011
DUANE L. ROGERS
30660 JOJOBA RD
NUEVO CA 92567

426320012
RAMON BECERRA
30668 JOJOBA RD
NUEVO CA 92567

426320013
MICHAEL EUGENE BOTTOMS
PO BOX 395
NUEVO CA 92567

426320014
MARILYN H. ROBINSON
30661 JOJOBA RD
NUEVO CA 92567

426320015
MARSHALL V. HOLSTROM
1861 BRITT RD
COCOA FL 32926

426320017
JUAN CARLOS VENEGAS
30631 JOJOBA RD
NUEVO CA 92567

426320018
JORDI J. ROMERO
30001 YUCCA AVE
NUEVO CA 92567

426330001
LUIS A. RODRIGUEZ
30630 RANCHO RD
NUEVO CA 92567

426330002
GERARDO HERNANDEZ
30650 RANCHO RD
NUEVO CA 92567

426330003
JERRY M. BELTON
PO BOX 164
NUEVO CA 92567

426330004
MICHAEL B. LANE
PO BOX 1129
NUEVO CA 92567

426330005
OSCAR PLACENCIA
30175 RESERVOIR AVE
NUEVO CA 92567

426330006
ROBERTO SILVA
30655 RANCHO RD
NUEVO CA 92567

426330007
JOSEFINA NUNEZ FERNANDEZ
30665 RANCHO RD
NUEVO CA 92567

426330008
DONALD E. SERRANO
P O BOX 439
NUEVO CA 92567

426330010
ERENDIDA DAVILA BANUELOS
1220 AVENIDA ROSA MUNDI
SAN JACINTO CA 92583

426330011
SALVADOR DAVILA BANUELOS
30660 11TH ST
NUEVO CA 92567

426330012
LOPEZ LIVING TRUST DTD 04/26/24
25120 ANTELOPE RD
MENIFEE CA 92585

426330013
JOSE L. BARRAGAN
29670 YUCCA AVE
NUEVO CA 92567

426330014
DANIEL R. FLORES
29683 YUCCA AVE
LAKEVIEW CA 92550

426330016
SALVADOR TOVAR
20980 YUCCA AVE
NUEVO CA 92567

426460001
GALEANA FAMILY TRUST DTD 2/23/24
20586 ARMANDO DR
NUEVO CA 92567

426460002
M LETICIA REYNOSO
3146 LAKEVIEW
PERRIS CA 92571

426460003
GRANT D. JACOBSON
208 CHILDERS AVE
BENBROOK TX 76126

426460004
ALEJANDRO HUALDE
20532 ARMANDO DR
NUEVO CA 92567

426460005
NICK VILLALOBOS
PO BOX 408
NUEVO CA 92567

426460006
LAFOND RICHARD LIVING TRUST
20496 ARMANDO DR
NUEVO CA 92567

426460008
GABRIEL FLORES
31215 ORANGE
NUEVO CA 92567

426460009
ETHAN JAMES KINTOP
20529 ARMANDO DR
NUEVO CA 92567

426460010
MICHAEL ALLAN TAYLOR
PO BOX 615
NUEVO CA 92567

426460011
JULIA MARIE MOSER
20565 ARMANDO DR
NUEVO CA 92567

426460012
HECTOR URIBE
20583 ARMANDO DR
NUEVO CA 92567

426460022
SALVADORE GARCIA
30105 LAKEVIEW AVE
NUEVO CA 92567

426460024
EMANUEL URENO
30101 LAKEVIEW AVE
NUEVO CA 92567

426460025
ROSA ISELA GONZALEZ
25100 PAINTED CANYON CT
MENIFEE CA 92584

427270001
GARY L. RAYMOND
30551 11TH ST
NUEVO CA 92567

427270007
LEONEL E. GODOY
21040 NORMAN RD
NUEVO CA 92567

427270021
JULIA J. WALTHER
29433 LAKEVIEW AVE
NUEVO CA 92567

427270023
ESPERANZA TENORIO REYES
21035 NORMAN RD
NUEVO CA 92567

427270027
FERNANDEZ FAMILY TRUST UTD
10/24/2003
30463 11TH ST
NUEVO CA 92567

427270028
AWMAL REVOCABLE LIVING TRUST
DATED 11/03/2020
20991 NORMAN RD
NUEVO CA 92567

427270029
FERNANDO MALDONADO
PO BOX 1245
NUEVO CA 92567

427270045
CARLOS LOPEZ MARTINEZ
21015 NORMAN RD
NUEVO CA 92567

427270051
ITALO BENIGNI
P O BOX 79
NUEVO CA 92567

427270053
RUBICELIO SALGADO
1454 W PORTER AVE
FULLERTON CA 92833

427270054
JAMES R. REEVES
P O BOX 24
NUEVO CA 92567

427270056
AGAPITO MENDOZA
P O BOX 745
NUEVO CA 92567

427280025
DE LA TORRE TRUST DATED 7/5/2022 &
ANY AMENDMENTS
30711 11TH ST
NUEVO CA 92567

427460004
HEATHER MARIE TRYON
21101 MACARTHUR DR
NUEVO CA 92567

427460005
ISACIO A. GARCIA
21086 MAC ARTHUR DR
NUEVO CA 92567

427460006
MARICELA LOPEZ
31357 BROWN ST
NUEVO CA 92567

427460010
BROWN MICHAEL M FAMILY TRUST DTD
12/17/20
19510 VAN BUREN BLVD STE F-3333
RIVERSIDE CA 92508

427460012
CLAUDETTE E. FRAZIER
30625 11TH ST
NUEVO CA 92567

427460013
CLAUDETTE E. FRAZIER
PO BOX 134
NUEVO CA 92567

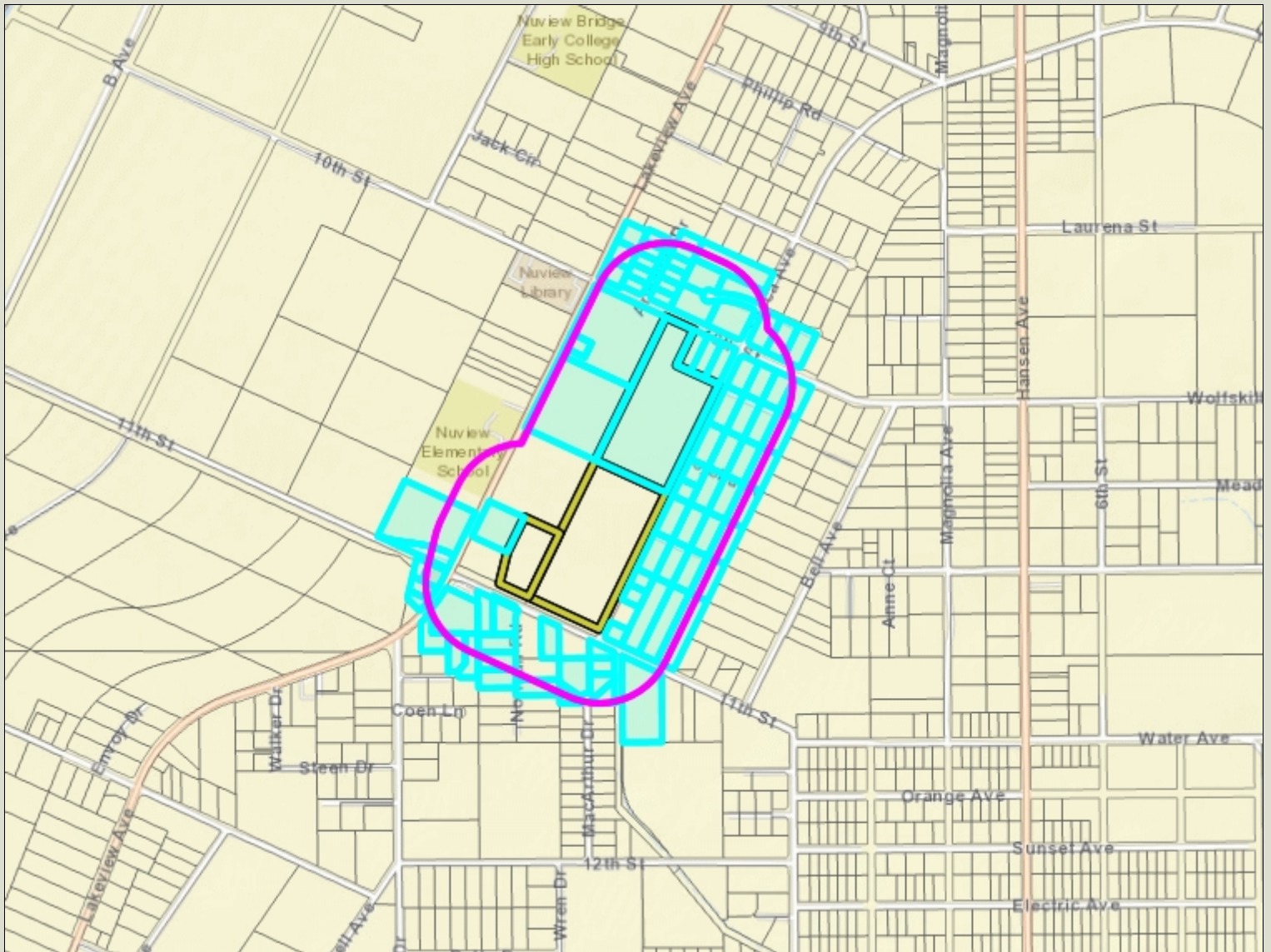
Brian Smith
30400 Norden Dr.
Homeland, CA 92548

Action Surveys, Inc.
1045 Main St. Ste. 102
Riverside, CA 92501

Nuview Union School District
29780 Lakeview Ave.
Nuevo, CA 92567

Riverside County GIS Mailing Labels

Tentative Parcel Map No. 38439 (TPM38439) - 600-Foot Radius



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 1,562 3,125 Feet

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

REPORT PRINTED ON... 1/24/2025 9:11:32 AM

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NUEVO WATER CO.

30427 11TH STREET, NUEVO, CA 92567
951-928-1922

June 06, 2022

Brian Smith
30400 Norden Lane
Homeland, CA 92548

RE: Water Availability for TPM No. 38439
Located between 10th and 11th Street and west of Yucca

Dear Mr. Smith:

Nuevo Water Company's (NWC) Board has reviewed Albert A. Webb Associates letter dated May 11, 2022, recommending a Water Availability Letter be issued by NWC to provide water service and fire flow to the above referenced TPM No. 38439 (Parcels 1,2,3 & 4 only – Attached Figure 2). Based on the results of their hydraulic analysis, outlined assumptions and recommendations, the provisions of service are contingent upon the developer completing the necessary arrangements in accordance with NWC rules and regulations. This arrangement will include, but may not be limited to the following:

- Developer shall address and resolve any environmental issues that may arise related to the design, construction and operation of the projects water system.
- If NWC is required to complete a Water Supply Assessment for the project, all costs incurred shall be paid for by the Developer.
- Water System shall be designed by a California Registered Civil Engineer, using Eastern Municipal Water District's (EMWD's) water system design guidelines and criteria.
- Construction by the developer, at the developer's expense, of all systems, pipelines and other improvements that may be necessary to provide water to the project.
- One (1) Share of Common Appurtenant Water Stock must be acquired for each parcel and all applicable connection fees and charges must be paid prior to installation of a water meter. If the project requires NWC to apply for a separate permit from the California Department of Corporations, to issue additional shares of stock, all costs incurred in obtaining the permit will be paid by the Developer.
- A final review and approval by NWC of an application for water service for each parcel.

- The Developer may be affected by reimbursement agreements for installation of temporary or permanent water facilities undertaken by others that are required to provide service to subject property. When there are Water Master Plan lines fronting a development, the waterline is to be installed by the Developer. NWC requires the Developer to have water facilities extended full frontage. If for any reason facilities are not installed by others as indicated, the Developer will be required to construct the facilities to service their property.

NWC's ability to serve is subject to limiting conditions, such as water shortage, regulatory requirements, legal issues, or other conditions beyond NWC's control. The water availability letter shall remain in effect for a maximum of one (1) year from the Board's approval date (May 24, 2022) unless it is rescinded in writing by NWC. It is the sole responsibility of the project developer/representative to keep NWC informed as to the project status and to request a renewal of this water availability letter prior to its expiration date.

Should you have any questions please contact me at 951-928-1922.

Thank you,

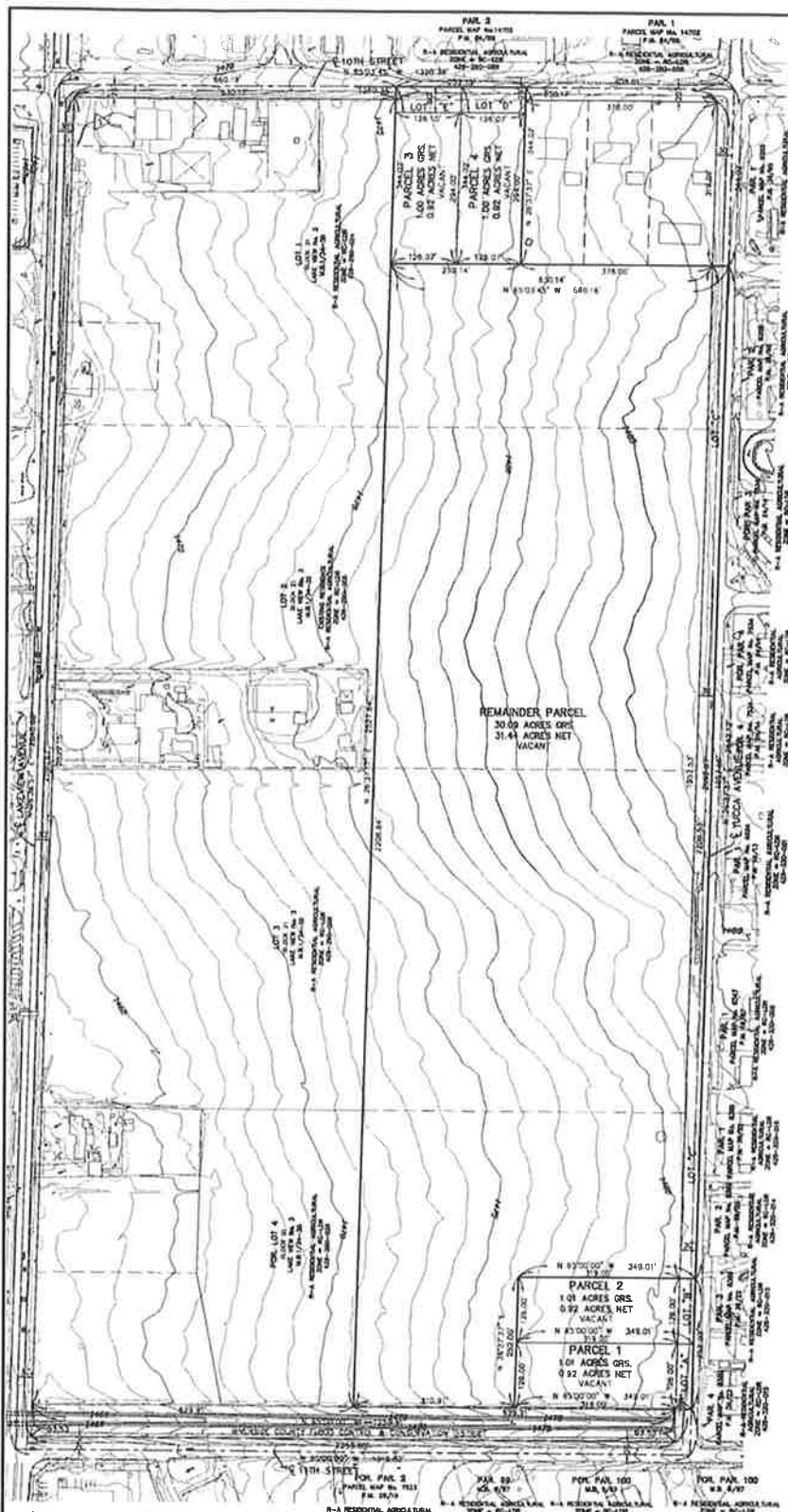


Cinthia Robbins

Manager

Nuevo Water Company

Encl..



TENTATIVE PARCEL MAP No. 38439 SCHEDULE "H"

DATE: MARCH 10, 2022

PREPARED FOR:
OWNER/APPLICANT

BRIAN SMITH
30400 NORDEN DRIVE
HOMELAND, CA 92548
(951) 333-1526
BRIANSMITH@GMAIL.COM

PREPARED BY:

ACTION SURVEYS, INC.
1045 MAIN STREET, STE 102
RIVERSIDE, CA 92501
(951) 686-6168
ACTIONSURVEYS@GMAIL.COM

PROPERTY ADDRESS: YUCCA AVENUE, LAKEVIEW, CA 92567

ASSESSOR'S PARCEL NO.: 428-280-020, 021 & 026

LEGAL DESCRIPTION: LOTS 5 THROUGH 7 AND POR. OF LOT 8 IN
BLOCK 21 PER LAKE VIEW No. M.B. 1/34-35

NUMBER OF PARCELS: 4 PARCELS AND REMAINDER PARCEL

ACREAGE: 35.45 ACRES GROSS, 37.78 ACRES NET

EXISTING ZONING & LAND USE: R-A / RC-LDR

PROPOSED ZONING: R-A / RC-LDR

UTILITIES:

ELECTRIC - SOUTHERN CALIFORNIA EDISON
GAS - SOUTHERN CALIFORNIA GAS
WATER - NUEVO WATER COMPANY
SEWER - GMD
TELEPHONE - FRONTIER/SPECTRUM
TELEVISION - FRONTIER/SPECTRUM/ANTENNA

SCHOOL DISTRICT: NUEVO UNION & PERRIS UNION HIGH
SCHOOL DISTRICT

- 1) THE PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- 2) THE PROJECT IS LOCATED WITHIN CSA 148.
- 3) LOTS "A" THROUGH "D" ARE TO BE DEDICATED FOR PUBLIC USE.
- 4) THE LAND IS ON LOW MODERATE LIQUEFACTION AREA. THE LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- 5) THE ENTIRE SITE IS WITHIN A FEMA SHADED ZONE "X" PER FIRM (2014) 06055C1435H. THE LAND IS IN AREA OF MINIMAL FLOOD HAZARD PER THE INDEX MAP OF COMMUNITY PANEL No. 06055C1435H.
- 6) THE PROJECT IS NOT WITHIN A ROAD AND BRIDGE DISTRICT.
- 7) ALL EXISTING STRUCTURES AND EXTERIOR FENCES ARE TO REMAIN.

THE FOLLOWING PRIMARY EXHIBIT CHECKLIST ITEMS ARE NOT APPLICABLE FOR THE REASON INDICATED:

- ITEM 25 - NOT IN A COUNTY SERVICE AREA
ITEM 26 - THIS IS A SCHEDULE "H" NOT REQUIRED
ITEM 30 - NO ON-SITE GRADING IMPROVEMENTS ARE PROPOSED
ITEM 32 - SUBJECT LOW MODERATE LIQUEFACTION
ITEM 37 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
ITEM 40 - NONE PROPOSED
ITEM 48 - NO PAVED AREAS ARE PROPOSED



TOPOGRAPHY SOURCE:
BLAND ADRIAN SURVEYS, INC.
7117 ARLINGTON AVE., SUITE A
RIVERSIDE, CA 92503
(951) 687-4252
(951) 687-8120 FAX

EASEMENT NOTES

1. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR CONSTRUCTING, INSPECTING, MAINTAINING AND RENEWING PIPES AND CONDUITS OF ALL KINDS FOR THE PURPOSE OF CONVEYING WATER AND INCIDENTAL PURPOSES TO NUEVO WATER COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 30, 1918 IN BOOK 453, PAGE 220 OF DEEDS.

AND BY DEED RECORDED DECEMBER 30, 1916, IN BOOK 454 OF DEEDS, PAGE 153, ALL WATER MAINS, PIPELINES AND DISTRIBUTING SYSTEMS, AND RIGHTS OF WAY THEREFOR.

MATTERS CONTAINED IN DOCUMENT ENTITLED CORPORATION OUTCLAIM DEED BY AND BETWEEN NUEVO WATER COMPANY RECORDED JULY 18, 1950 AS INSTRUMENT NO. 281545 OF OFFICIAL RECORDS.

SAID DOCUMENT PURPORTS TO TERMINATE ANY AND ALL INTEREST IN SAID LAND, UNDER SAID DEEDS, HOWEVER, SAID DOCUMENT DOES NOT DESCRIBE A 150' X 120' PORTION IN THE MOST NORTHERLY PORTION OF PARCEL 1 HEREIN DESCRIBED.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

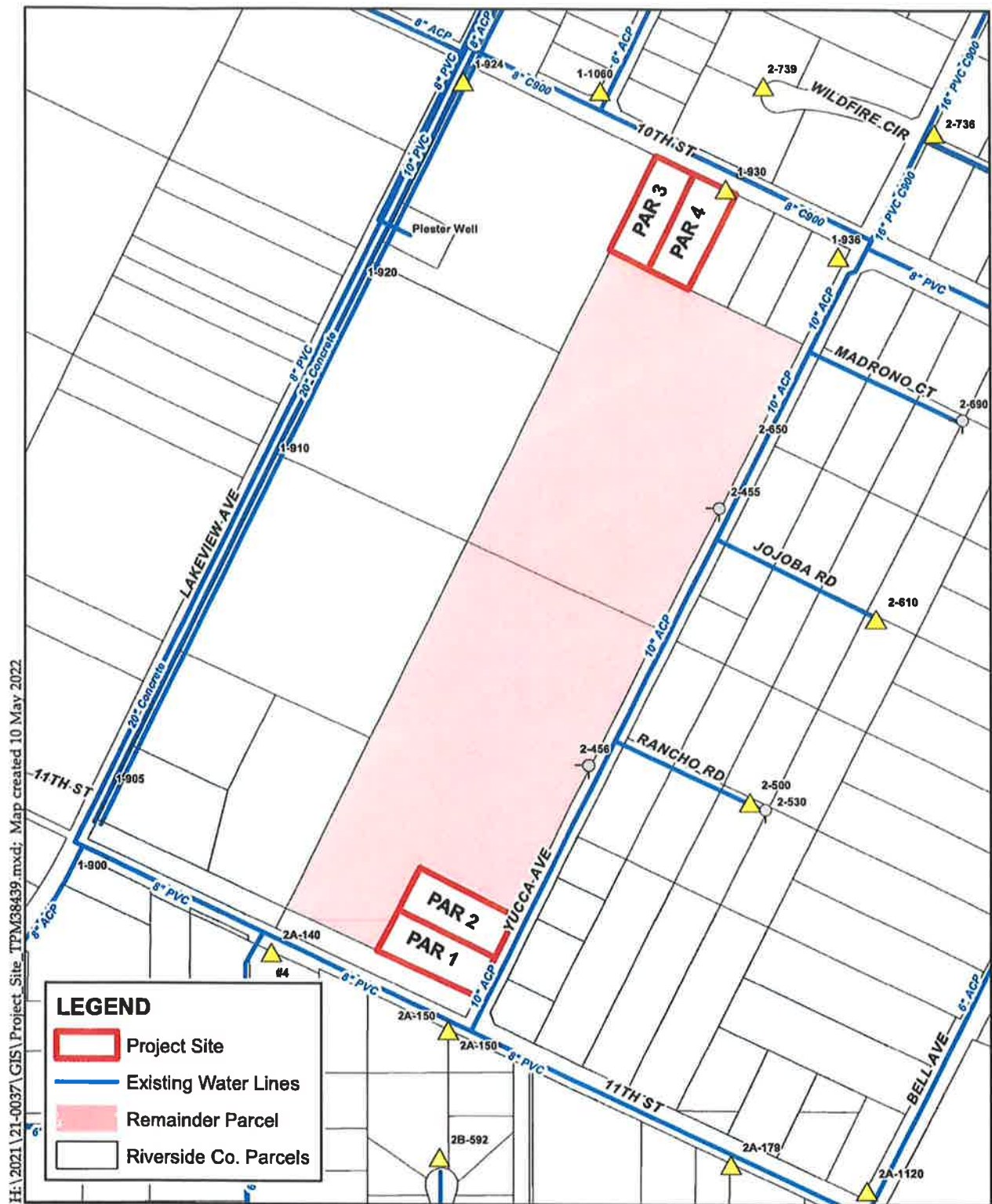
2. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR WATER MAINS, PIPES, CONDUITS AND DISTRIBUTING SYSTEMS FOR CONVEYING WATER AND FOR SERVING VARIOUS PARCELS AND INCIDENTAL PURPOSES, TO THE NUEVO LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 9, 1918 IN BOOK 473, PAGE 267 OF DEEDS.

NOTE:

THIS PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.



FIGURE 1



Source: NWC, 2018;
Riverside Co. GIS, 2018.

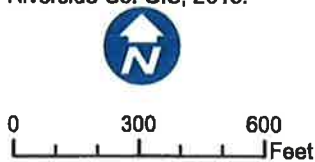


Figure 2 - TPM 38439
Nuevo Water Company



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

☒ County of Riverside County Clerk

Project Title/Case No.: TPM38439

Project Location: Unincorporated Riverside County APN: 426-290-026, 426-290-021, 426-290-020

Project Description: Schedule "H" subdivision of three (3) parcels into four (4) lots and one (1) remainder lot. The lot sizes would be as follows: Lot 1 with 1.01 gross acres, Lot 2 with 1.01 gross acres, Lot 3 with 1 gross acre, Lot 4 with 1 gross acre, and the remainder lot with 35.41 gross acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Brian Smith, 30400 Norden Dr. Homeland, CA 92548

Exempt Status: (Check one)

- | | |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (Sec. 15315) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (_____) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: |

Reasons why project is exempt:

This proposed Project has been determined to be categorically exempt pursuant to 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 State CEQA Guidelines 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 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.

The subdivision would result in four lots that would, as proposed, be in compliance with the land use designation of Rural Community – Low Density Residential (RC-LDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Residential Agriculture (R-A). In addition, the subject site has not been involved in a land division within the previous 2 years. There are no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed, conditioned, and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

No foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project. Based on these findings, the Project, as proposed, is exempt from CEQA. Based on the identified exemptions and justifications above, it can be reasonably concluded that no physical environmental impacts are anticipated to occur and that there is no possibility that this Project would have a direct, indirect, or cumulatively significant effect on the environment; therefore, the activity is exempt under CEQA. No further environmental analysis is warranted.

NOTICE OF EXEMPTION

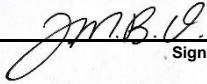
Page 2

John Obing

County Contact Person

(951) 955-6573

Phone Number



Signature

Contract Planner

Title

2/12/2025

Date

Date Received for Filing and Posting at OPR: _____

Revised: 02/12/2025: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx

Please charge deposit fee case#: ZEA No. **XXXXX** ZCFG No. **XXXX** - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

--



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Rania Odenbaugh, P.E.
Assistant CEO/TLMA Director



01/24/25, 3:12 pm

TPM38439

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38439. 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 - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Federal, State & Local Regulation Compliance (cont.)

- 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)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

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

E Health

E Health. 1 DEH- WATER and Sewer

Municipal water from Nuevo Water Co has been proposed and a Will Serve letter from Nuevo Water Co has been received. OWTS is proposed for wastewater treatment. San 53 issued by DEH-landuse.

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 Fire - General Conditions

With respect to the planning conditions for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2022 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire - General Conditions (cont.)

submittal. Reference CFC 105.1

Flood

Flood. 1 FLOOD HAZARD REPORT

3/9/2023

Tentative Parcel Map (PM) 38439 is proposing a Schedule "H" subdivision of approximately 39.42 gross acre into four 1-acre parcels with a remainder of 35.41-acre remainder parcel. The schedule "H" subdivision is for the division of land only, there is no development planned at this time. Future land uses on the project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses. It is in an unincorporated area of Riverside County in Lakeview, CA (APN: 426-290-020, -021, -025) bounded by Yucca Avenue on the west, Lakeview Avenue on the east, 10th Street on the north, and 11th Street on the south.

The entire site is within a FEMA Zone Unshaded X per FIRM (2008) 06065C1435H. The topography in this area is generally a mild southeast to northwesterly slope. The site is located on broad alluvial cones that originate from the surrounding mountains. While the District's Lakeview Dam (Proj. No. 4-0-0320/Dwg. No. 4-0643/4-0387) has significantly reduced the flooding in this area, the site is still subject to sheet flow runoff. Except for nuisance natural local runoff that may traverse portions of the property, the site is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. The site is located within the Lakeview-Nuevo Master Drainage Plan (MDP).

The District has reviewed the submitted parcel map dated March 16, 2022.

Nuevo Channel (Proj. No. 4-0-00060/Dwg. No. 4-0272/4-0311) is located along the southern boundary of the project and helps protect the site from offsite runoff from the southeast. A flood protection facility may be considered to protect the site from additional offsite flows from the east. The facilities should be designed to outlet flows to their natural state before exiting the property.

The District recommends that the finished floor of all new structures shall be elevated a minimum of 18-inches above the highest adjacent ground. Any mobile home/pre-manufactured building shall be placed on a permanent foundation. New construction should comply with all applicable ordinances.

The submitted parcel map proposes to subdivide 39.42 acres of undisturbed land and does not include any proposed drainage facilities or proposed grading. The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area, outlet points, and outlet conditions.

No proposed drainage information has been provided this time for a review. If the development of this property will increase downstream peak flow rates, adversely impact water quality, and affect downstream property owners, mitigation shall be required to offset such impacts.

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

FLOOD HAZARD REPORT (cont.)

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

Every effort has been made to identify all potential areas of concern. However, if additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

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

Planning

Planning. 1

90 DAYS TO PROTEST

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

Planning. 2

AND - Exhibits

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

Exhibit A - Tentative Map No. 38439

Planning. 3

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 PARCEL MAP; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 **AND - Hold Harmless (cont.)**

any such claim, action, or proceeding 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 claim, action or proceeding, 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.

Planning. 4 **AND - Project Descriptions and Operational Limits**

Tentative Parcel Map No. 38439 is a Schedule H subdivision of three (3) parcels, 39.42 gross acres into four (4) lots and one (1) remainder lot.

Planning. 5 **AND- Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM38439) 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.

Planning. 6	Fee Balance
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Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Planning. 7 **Gen - 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.

Planning. 8	Gen - Map Expiration Date
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The conditionally approved Tentative Map shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by the County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved Tentative Map. If the Tentative Map expires before the recordation of the Final Map, or any phase thereof, no recordation of the Final Map, or any phase thereof, shall be permitted.

Planning. 9 Gen - Zoning and Development Standards

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

Planning-CUL

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 Human Remains (cont.)

Planning-CUL. 1 Human Remains

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

Planning-CUL. 2 Unanticipated Resources

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

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

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

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

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

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

Transportation

Transportation. 1 General Conditions

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

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

Alterations to natural drainage patterns shall require protecting downstream properties by means

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Conditions (cont.)

approved by the Transportation Department.

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

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

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

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.

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>.

Waste Resources

Waste Resources. 1 Waste - General

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

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH-ECP - Prior to Map Recordation Satisfied

Review of the Phase I Environmental Site Assessment, Yucca Avenue and 10th Street, Nuevo, California 92567 by AEI Consultants dated July 25, 2023 is complete.

The Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) generally concurs with the findings of the report and that the subject property was

historically used for agricultural purposes with the potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site.

Based on the historic agriculture land use of the property, soil sampling and analysis is required.

The soil sampling shall be conducted in accordance with the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008).

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

050 - Flood. 2 Elevate Finished Floor Notice Not Satisfied

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

"The finished floor of new structures shall be elevated a minimum of 18-inches above the highest adjacent natural grade. Manufactured homes or pre-manufactured buildings shall be attached to a permanent foundation."

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

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

Planning

050 - Planning. 1 CCOC Required Not Satisfied

A Conditional Certificate of Compliance (CCOC) must be completed for the remainder lot prior to or with the recordation of the parcel map.

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50. Prior To Map Recordation

Planning

050 - Planning. 2 Fee Balance Not Satisfied

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

Survey

050 - Survey. 1 ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on 10th Street and so noted on the final map, with the exception of two 24 foot openings for Parcel 3 and Parcel 4 access.

050 - Survey. 2 SURVEY MONUMENTATION Not Satisfied

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

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

Transportation

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

Sufficient public street right-of-way along 10th Street on the project side shall be conveyed for public use to provide for a 50 foot half-width right-of-way per Standard No. 94, Ordinance No. 461.11.

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

or as approved by the Director of Transportation.

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION (cont.) Not Satisfied
of the grading plan.

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

TPM 38439 is located within the boundaries of the Lakeview-Nuevo Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 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.

060 - Flood. 2 Elevate Finished Floor Not Satisfied

*The finished floor of new structures shall be constructed a minimum of 18-inches above the highest adjacent natural grade. Manufactured homes or pre-manufactured buildings shall be attached to a permanent foundation to resist floatation, collapse, and lateral movement.

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

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

060 - Planning. 2 Fee Balance Not Satisfied

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

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl 30 Day Preconstruction Survey - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for burrowing owl shall be conducted

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl 30 Day Preconstruction Survey - EPD (coNot Satisfied by a qualified biologist and the results provided in writing to the Environmental Programs Division (EPD). The pre-construction survey shall cover the project site and any offsite improvements. If ground disturbance activities do not begin within 30 days of the survey a second survey must be conducted.

If it is determined that the project site is occupied by Burrowing Owls, take shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Relocation of burrowing owls may only be approved outside of the nesting season (February 1 through August 31). A qualified biologist who holds an MOU with the County of Riverside must submit a relocation plan to EPD, California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and approval prior to any relocation.

060 - Planning-EPD. 2 MBTA Nest Bird Pre Construction Surveys - EPD Not Satisfied

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

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

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:

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60. Prior To Grading Permit Issuance

Planning-PAL

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

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 - a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 - b. PRIMP must be accompanied by the final grading plan for the subject project.
 - c. Description of the proposed site and planned grading operations.
 - d. Description of the level of monitoring required for all earth-moving activities in the project area.
 - e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 - f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 - g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 - h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 - i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 - j. Procedures and protocol for collecting and processing of samples and specimens.
 - k. Fossil identification and curation procedures to be employed.
 - l. Identification of the permanent repository to receive any recovered fossil material.
- *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- m. All pertinent exhibits, maps, and references.
 - n. Procedures for reporting of findings.
 - o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.
 - p. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use

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60. Prior To Grading Permit Issuance

Planning-PAL

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

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-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside 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- OWTS Reports Not Satisfied

When an onsite wastewater treatment system is proposed, municipal sewer services must

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 DEH- OWTS Reports (cont.) Not Satisfied
not be available and or readily feasible. Written documentation shall be provided from water agency upon submittal of OWTS REPORT. OWTS Reports shall be conducted and submitted in accordance with Riverside County DEH-landuse current LAMP.

080 - E Health. 2 DEH-Water Not Satisfied
Prior to building permit issuance and submittal of OWTS construction application, Proof of ESTABLISHED water is required from the appropriate water agency.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied
TPM 38439 is located within the boundaries of the Lakeview-Nuevo Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

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

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

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

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

Transportation

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied
This condition applies if a WQMP is required, but a grading permit is not required.

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) – Form B shall be submitted to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. A copy of Form B can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>). At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record-keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

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

Prior to building permit final, clearance must be obtained from the Department of Environmental Health FOR BOTH WATER AND OWTS.

Planning

090 - Planning. 1 Ordinance No. 659 DIF Not Satisfied

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

Plan: TPM38439

Parcel: 426290020

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Ordinance No. 659 DIF (cont.) Not Satisfied
defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

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

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

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

Transportation

090 - Transportation. 1 Access Location - Parcel 1 Not Satisfied

Access for Parcel 1 shall be located on Yucca Avenue minimum 200 feet north of the centerline of 11th Street.

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

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

090 - Transportation. 3 REGIONAL TRANSPORTATION FEES Not Satisfied

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

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

Waste Resources

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

Prior to building final inspection, a Waste Reporting Form (Form C) and evidence (i.e., receipts or other types of verification) demonstrating project compliance with the approved Waste

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90. Prior to Building Final Inspection

Waste Resources

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

Recycling Plan (WRP) shall be submitted by the project proponent to the Planning Section of the Riverside County Department of Waste Resources for review and approval at WastePlanning@rivco.org. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. A copy of Form C can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>).



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

Agenda Item No.

3.1

(ID # 27069)

MEETING DATE:

Monday, February 10, 2025

SUBJECT: TENTATIVE PARCEL MAP NO. 38439 (TPM38439) – Exempt, per California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Lot Divisions) – Applicant: Brian Smith – Fifth Supervisorial District – Lakeview Area District – Lakeview/Nuevo Area Plan – Land Use: Rural Community – Low Density Residential (RC-LDR) – Zoning: Residential Agriculture (R-A) – Location: south of 10th Street, north of 11th Street, west of Yucca Avenue, east of Lakeview Avenue – REQUEST: Tentative Parcel Map No. 38439 proposes a Schedule H Subdivision to subdivide three parcels into four (4) lots and one (1) remainder lot (Lot 1 with 1.01 gross acres, Lot 2 with 1.01 gross acres, Lot 3 with 1 gross acre, Lot 4 with 1 gross acre, and the remainder lot with 35.41 gross acres) – APN: 426-290-026, 426-290-021, 426-290-020 – Project Planner: John Obing at 951-955-6573 or email at jobing@rivco.org.

PROPOSED PROJECT

Case Number(s):	TPM38439
Environmental Type:	Exemption
Area Plan No.	Lakeview/Nuevo
Zoning Area/District:	Lakeview Area
Supervisorial District:	Fifth District
Project Planner:	John Obing
Project APN(s):	426-290-026, 426-290-021, 426-290-020
Continued From:	


John Hildebrand, Planning Director 2/3/2025

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 38439 is a Schedule "H" subdivision of three (3) parcels totaling 39.42 gross acres into four (4) lots and one (1) remainder lot. The parcel sizes would be as follows: Lot 1 is 1.01 gross acres, Lot 2 is 1.01 gross acres, Lot 3 is 1 gross acre, Lot 4 is 1 gross acre, and the Remainder Lot is 35.41 gross acres.

The project is located west of Yucca Avenue, south of 10th Street, north of 11th Street, and east of Lakeview Avenue and is within the Lakeview/Nuevo Area Plan in the Lakeview Area District of the County of Riverside.

PROJECT RECOMMENDATION

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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 (Class 15, Minor Land Divisions) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 38439, 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:	Rural Community (RC)
Existing General Plan Land Use Designation:	Low Density Residential (RC-LDR)
Surrounding General Plan Land Uses	
North:	Rural Community: Low Density Residential (RC-LDR)
East:	Rural Community: Low Density Residential (RC-LDR)
South:	Rural Community: Low Density Residential (RC-LDR)
West:	Rural Community: Low Density Residential (RC-LDR)
Existing Zoning Classification:	Residential Agricultural (R-A)
Surrounding Zoning Classifications	
North:	Residential Agricultural (R-A)
East:	Residential Agricultural (R-A)
South:	Residential Agricultural (R-A)
West:	Residential Agricultural (R-A)
Existing Use:	Homesite, Irrigated Farmland
Surrounding Uses	
North:	Single Family Residential
East:	Single Family Residential
South:	Single Family Residential

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West: Agricultural Use, Single Family Residential, School

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	39.42 gross acres 37.61 net acres	20,000 sq ft
Existing Building Area (SQFT):	N/A	N/A
Proposed Minimum Lot Size:	Lot 1: 1.01 gross acres Lot 2: 1.01 gross acres Lot 3: 1 gross acre Lot 4: 1 gross acre Remainer Lot: 35.41 gross acres	20,000 sq ft
Total Proposed Number of Lots:	4 lots, 1 remainder lot	78 lots maximum per RC-LDR
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	146, 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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PROJECT LOCATION MAP

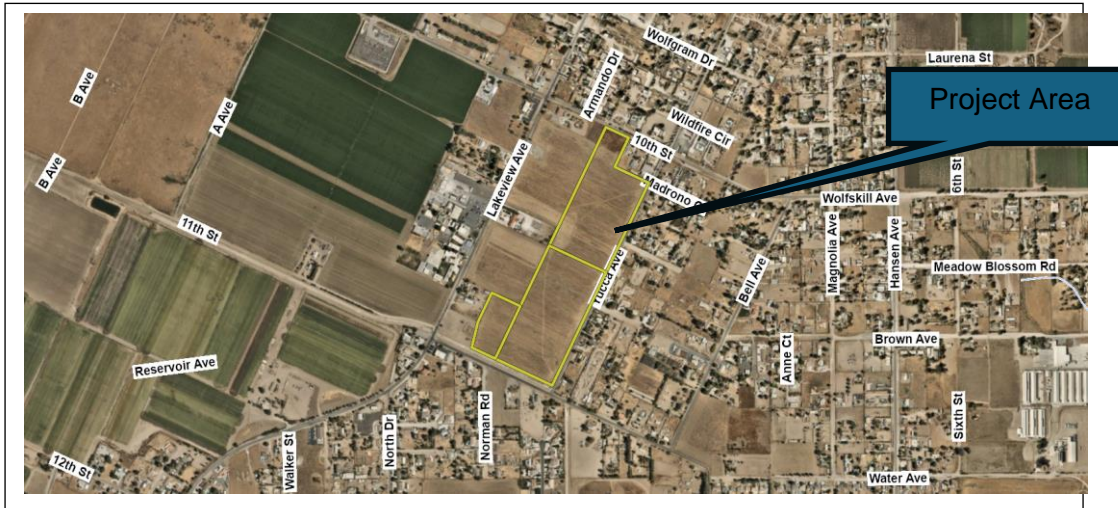


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics

The project site is 39.42 gross acres which is currently vacant land. Access is provided by 10th Street, 11th Street, and Yucca Avenue.

General Plan Consistency

The proposed subdivision is located within the Lakeview/Nuevo Area Plan. The underlying land use designation is Rural Community – Low Density Residential (RC-LDR). RC-LDR has a minimum lot size of 0.5 acres, allowing for single-family detached residences along with limited agriculture, intensive equestrian and animal keeping. This Schedule “H” subdivision proposes the subdivision of three (3) parcels that have a total of 39.42 gross acres into four (4) lots that are at least 0.5 acres and one (1) 35.41 gross acre remainder lot.

The size of the four proposed lots is consistent with the lot size within RC-LDR designation properties. The proposed parcels will create consistent lots that follow the development pattern of the surrounding area which are also designated RC-LDR. Therefore, the subdivision is consistent and does not conflict with the General Plan or the Lakeview/Nuevo Area Plan.

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Zoning/Development Standards

The project's zoning classification is Residential Agriculture (R-A). The R-A zoning classification is consistent with the RC-LDR land use designation, as it permits single-family detached residences with limited agriculture uses. No construction is currently proposed, and the site is currently vacant. The applicant has demonstrated that the project is in compliance with the applicable development standards of Ordinance No. 348, specifically the R-A zone.

The Schedule "H" tentative parcel map is a land division in the unincorporated area of the County of Riverside and is subject to all the applicable provision of the Subdivision Map Act and Ordinance No. 460. The project is in compliance with the following standards:

Lot Size: Minimum lot size of the R-A Zoning Classification is 20,000 square feet. All the proposed lots exceed 20,000 square feet. The proposed lots are all at least 1 acre. The proposed lots also exceed the R-A development standard for lot dimension. The minimum lot width is 100 feet and the minimum lot depth is 150 feet for the R-A zone. All lots meet the minimum lot width and depth, as shown on the Tentative Parcel Map exhibit.

Schedule "H" Parcel Map Division: Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule "H" parcel map division. The Project has been conditioned and required to comply with all applicable standards of Ordinance no. 460, and therefore will be in compliance with this Ordinance.

Tentative Parcel No. 38439 was submitted to the County of Riverside on September 7, 2022.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15315, as the project has been determined to meet all qualifications as set forth in Section 15315 (Minor Land Divisions). Section 15315 requires that the division of property be in an urbanized area 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.

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The proposed subdivision will be within parcels currently zoned Residential Agriculture (R-A) and are currently undeveloped. The project will create four (4) legal lots which will meet the R-A zone development standards as set forth in Ordinance No. 348 and allowable land uses for Rural Community – Low Density Residential (RC-LDR), as set forth in the Lakeview/Nuevo Area Plan. There is no proposed grading at this time. The proposed Project is consistent with the General Plan and Ordinance No. 348.

Regarding the location being within an “urbanized” area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of “urbanization” by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as “urbanized”. Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The lead agency has determined that this area meets the definition of an urbanized area pursuant to CEQA.

As stated above, the project site is in a developed area and is surrounded by residentially zoned property. Staff have determined that the proposed subdivision meets the requirements of Section 15315 and has determined the project has no possibility of having a significant effect on the environment as it is only a parcel map subdivision with no proposed grading or construction.

Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location, thus, no environmental impacts are anticipated to occur. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constraints to development posed by subsidence.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

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1. The project site has a General Plan Foundation Component and Land Use Designation of Rural Commercial – Low Density Residential (RC-LDR). RC-LDR allows for single-family detached residences with a minimum lot size of 0.5 acres. The subdivision would be consistent with the minimum lot size per the land use element.
2. The project site has a Zoning Classification of Residential Agriculture (R-A), which is consistent with the Riverside County General Plan as the R-A zones allowance of 20,000 square foot lots is consistent with the maximum dwelling units per acre allowed by the RC-LDR General Plan land use designation. Permitted uses from the R-A zone are also generally consistent with those uses described in the RC-LDR General Plan land use designation.

Entitlement Findings:

Tentative Parcel Map No. 38439 is a Schedule “H” map that proposes to subdivide 39.42 gross acres into four residential lots and one remainder lot. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community, and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the proposed parcel map creates residential lots that are consistent with the provisions of the General Plan Principles IV Community Design and II Environmentally Sensitive Community Design. As discussed above, the proposed parcel map will create four residential lots that are consistent with RC-LDR designation and follows the development pattern of the surrounding areas. This provides housing opportunities in a rural area of the County.
2. The site of the proposed land division is physically suitable for the type of development, as the site meets the development standards for the R-A zoning classifications. The project site is approximately 39.42 acres and is currently vacant. Primary access is provided by 10th Street, 11th Street, and Yucca Avenue.
3. The site of the proposed land division is physically suitable for the proposed density of the development. The density for the project is based on the developable area, which will provide for one dwelling unit per one acre, which is permissible per the General Plan and allowed in the RC-LDR designations. The site topography is relatively flat and would accommodate the proposed subdivision design.
4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the project has no direct impact on the natural environment. Review by County biologist staff determined the proposed project meets all requirements of the Western Riverside Multi-Species Habitat Conservation Plan

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(MSHCP). The project is deemed exempt from CEQA per Section 15315 (Minor Land Divisions).

5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the proposed parcel map creates four (4) residential lots that will not lead to a drastic increase in traffic volume for the surrounding community. In addition, air quality is not likely to substantially change due to future residential development from the project.
6. The design of the proposed land division of the type of improvement will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. The project has been reviewed by Transportation, Planning, and other corresponding departments and has been found to comply with applicable requirements of Ordinance No. 460.
7. The lots shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification. The R-A zone requires a minimum lot size of 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet. Lot 1 would be 1.01 gross acres with a width of 126 feet and a depth of 319 feet, Lot 2 would be 1.01 gross acres with a width of 126 feet and depth of 319 feet, Lot 3 would be 1 gross acres with a width of 126.10 feet and a depth of 294 feet, and Lot 4 would be 1 gross acres with a width of 126.07 feet and a depth of 294 feet. Therefore, the Project would be in compliance with this requirement as all resulting lots would meet the minimum lot size standards of the zoning classification.
8. 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 No. 460 for a Schedule "H" Map. Based upon review by staff, the proposed Tentative Parcel Map is consistent with the minimum improvements as outlined in Section 10.12 (Schedule "H" Parcel Map Division) or Ordinance No. 460 as follows:
 - A. Streets and Street Improvement. The project has been conditioned by the Transportation Department regarding the streets, improvements, and parcel access. The Condition of Approval (050- Transportation – Of-Way Dedication) state that sufficient public street right-of-way shall be conveyed for public use along 10th Street (50-foot half-width right-of-way) and Yucca Avenue (30 foot half-width right-of-way). The improvements 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 "Utilities" heading of the tentative map. These suppliers were reviewed and confirmed through will serve letters to the County Departments overseeing these various utilities.

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- C. Fire Protection. The proposes Project meets all applicable requirements from Ordinance No. 787 through the Project design and through adherence to conditions of approval.
 - D. Sewage Disposal. The Project is not required to connect to domestic sewer based on Schedule H requirements.
1. **Development Standards Findings:** Riverside County Ordinance No. 348 and 460 – Tentative Parcel Map No. 38439 propose to subdivide approximately 39.42 acres into four (4) lots and will comply with the development standards of Ordinance No. 348, specifically the R-A zoning classification based on the following:

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

There are no proposed buildings at this time. Compliance with this standard will be required at the time of building permit review.

- B. Required Lot Area and Dimensions: Minimum lot size of 20,000 square feet, with minimum width of 100 feet and a minimum depth of 150 feet. No animals or fowl, other than domestic pets and poultry and rabbits, for exclusive use of the occupant, shall be permitted on lots of less than 20,000 square feet.

The proposed lots exceed the minimum lot size of 20,000 square feet, with the smallest proposed lot being one (1) acre. The proposed lots also exceed the minimum lot width of 100 feet and minimum lot depth of 150 feet. No animals or fowls are included in this project.

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

Front yard requirements will be reviewed during building permit review. There are no proposed buildings at this time.

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- D. Automobile Storage: Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Automobile storage requirements will be reviewed during building permit review. There are no proposed buildings or uses at this time.

Other Findings:

1. The project site is not located within the Airport Influence Area (AIA) boundary of the March Air Reserve Base and is therefore not subject to the Airport Land Use Commission (ALUC) review.
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.
4. The project site is within the Western Riverside County Multi-Species Habitat Conservation Plan. However, the project site is not located within a Criteria Cell. The proposed project would not impact the MSHCP and would not have any impacts related to additional surveys or biological resources.

Fire Findings:

1. The project is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.

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2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper on January 31, 2025. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Planning Department, 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

- Attachment A - TPM38439 – Plans
- Attachment B - TPM38439 - Conditions of Approval
- Attachment C - TPM38439 - GIS Exhibits
- Attachment D - TPM38439 - Mailing Labels
- Attachment E - TPM38439 - Radius Map
- Attachment F - TPM38439 - Will Serve Letters
- Attachment G - TPM38439 - Notice of Exemption