



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 . 1

Director's Hearing: June 21, 2021

PROPOSED PROJECT

Case Number(s): TPM37869
CEQA Exempt Section 15315
Area Plan: Harvest Valley/Winchester
Zoning Area/District: Homeland Area
Supervisory District: Third District
Project Planner: Rob Gonzalez
Project APN(s): 457-250-051

Applicant(s):

Daniel Jimenez

Representative(s):

Angel Cesar


 John Hildebrand
 Planning Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37869 (TPM37869) is a proposal for a Schedule "H" subdivision of approximately 4.81 acres into two (2) parcels with parcel sizes of 3.65 acres and 1.17 acres each.

The above is hereinafter referred to as "the project" or "Project."

The project site location is northerly of Alicante Drive, easterly of Jamawag Drive, westerly of Leon Road, and southerly of Bench Road, within the Harvest Valley/Winchester Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 3, Minor Land Divisions) based on the findings and conclusions in the staff report; and,

APPROVE Tentative Parcel Map No. 37869 (TPM37869), subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

	Specific Plan: N/A
	Specific Plan Land Use: N/A

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Medium Density Residential (MDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Specific Plan Zone (SP260- Meniffee North)
West:	Rural Residential (R-R)
Existing Use:	Single Family Detached Residences
Surrounding Uses	
North:	Single Family Residences
East:	Single Family Residences
South:	Vacant
West:	Single Family Residences

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	4.81	N/A
Existing Building Area (SQFT):	1,620	N/A
Proposed Min. Lot Size (Acres):	1.17	1/2 Acre Min
Total Proposed Number of Lots:	2	N/A
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 146 and 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
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"):	Yes - March Air Reserve Base, Zone E

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The proposed application was submitted to the County of Riverside on February 4, 2020. The proposed subdivision is a Schedule "H" parcel map to subdivide a 4.81 gross acre lot into 2 lots measuring 3.65 gross acres and 1.17 gross acres each.

The Project site is 4.82 gross acre parcel that is currently improved with two residences and various detached accessory structures that will remain on the site. Parcel 1 is 3.65 gross acres in size and includes an existing structure that will remain. Parcel 2 is 1.17 gross acres in size and includes an existing structure that will remain.

The Project proposes to subdivide the existing parcel into two parcels. Both parcels allow 30-foot half width right-of-way with standard corner cut-back along the surrounding streets Jamawag Road, Alicante Road, Leon Road, and Bench Road. No grading is proposed for the site. The subject site is generally flat, with the lowest elevation found in the southwest of the site at 1,705 feet above sea level to the highest point on the northeast corner of the site at an elevation of 1,725 feet above sea level.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions). This categorical exemption recognizes subdivisions of property in urbanized areas zoned for residential, commercial, or industrial uses into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions area required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The following further discusses how the project meets the provisions required by Section 15315:

1. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to the City of Menifee, which has a density of 1,663 persons per square mile, the project site is located within an urbanized area, thus meeting this criterion.
2. The project site must be zoned residential, commercial or industrial. The subject is located within the R-R zone classification that allows for single-family dwelling units as a permitted by right use.
3. The land division must be for four or fewer parcels. The proposed map will subdivide an approximate 4.81-acre size into two parcels ranging from 1.17 gross acres to 3.65 acres, intended for continued residential use.
4. The land division must be in conformance with the General Plan and zoning. The proposed project land use designation is Very Low Density Residential, with a one acre minimum. The zoning classification is Rural Residential, which although it allows for a ½ acre lot minimum the current subdivision proposes a minimum lot size of 1.17 gross acres. The project meets the minimum requirements and standards of both the General Plan and Zoning Ordinance, therefore meeting these criteria.
5. No Variances or exceptions can be part of this land division. The applicant is not requesting a variance or exception for the proposed project.

6. All services and access must be available to the project site. The project site will take direct access from Jamawag Drive and Leon Road. All utilities can be provided to the site. Each parcel would have their own septic system, which is common for this area.
7. The project site is not involved in a division of a larger parcel in the previous two years. No previous land division for this property has occurred in the last two years.
8. The project site does not have an average slope greater than 20 percent. The subject site is generally flat, with the lowest elevation found in the southwest of the site at 1,705 feet above sea level to the highest point on the northeast corner of the site at an elevation of 1,725 feet above sea level.

The Section 15315 exemption is applicable since none of the site conditions included in State CEQA Guidelines Section 15300.2 occur. 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. Additionally, the project site is not located in an area susceptible to liquefaction and subsidence, and is not located within a fault zone. Therefore, the project qualifies for a Categorical Exemption pursuant to California Environmental Quality Act Guidelines Section 15315, and no further environmental review is required.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Very Low Density Residential (VLDR). The Very Low Density Residential land use designation provides for single-family detached residences on large parcels of 1 to 2 acres, and limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. The building intensity range is 1-acre minimum lots.
2. The project site has a Zoning Classification of Rural Residential (R-R), which is consistent with the Riverside County General Plan. The Rural Residential zone allows for residential uses with limited agricultural and commercial uses.

Entitlement Findings:

The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative parcel map complies with the General Plan in that it is a subdivision intended for the continued residential use of the lot and is consistent with the overall very low density of the surrounding community. All State laws and Community of Riverside ordinances have been reviewed and have found the project to comply. The subject site is not located within a Specific

Plan or Community Plan. Although the site is located within Highway 79 Policy Area, provisions for transportation infrastructures do not apply to the proposed Schedule "H" subdivision and the required. The proposed map is in compliance with the Subdivision Map Act

2. The site of the proposed land division is physically suitable for the type and density of development. The site is physically suitable for the type and density of the proposed residential development in that the project site is located in an area that is comprised of single-family residential uses, is relatively flat, has access readily available from Jamawag Drive and Leon Road, and has no environmental constraints that prohibits the proposed residential development. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.
3. The site of the proposed land division is physically suitable for the type of density because the subdivision further subdivides an existing residential property increasing the density range to approximately one (1) dwelling unit per acre as an infill development with existing dwellings already present. This development is consistent with the General Plan land use designation of Very Low Density Residential (1 Acre Minimum) which allows single-family detached residences.
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. The Project does not propose any construction or grading. The Project is consistent with all applicable County of Riverside Ordinances and is not located in an area that has been mapped for conservation or adjacent or within an identified habitat area, therefore no impacts to fish or wildlife habitat is anticipated.
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. The project site is not located on a Hazardous Waste Site. The subdivision of the site will not substantially alter access. Although the site is located in a Very High Fire Hazard Zone and the project is located with the LRA fire responsibility area , the project has received approval from the Riverside County Fire Department.
6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map. Tentative Parcel Map No. 37869 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule "H" Subdivision) of Ordinance No. 460 based on the following:
 - a. Streets and Street Improvements – The project has been conditioned to provide sufficient public street right of way along Jamawag and Alicante Drive. The condition also requires that a dedication be conveyed for public use to provide for a 30-foot half width right of way with standard corner cut-back per Standard No. 106, Section A, Ordinance 461. With this condition, the proposed project meets this provision.
 - b. Domestic Water – The Project is currently serviced by the Eastern Municipal Water District. Therefore, the project meets the requirement of this provision.
 - c. Fire Protection Facilities – Plans will be conditioned to be submitted to the Fire Department for review and approval prior to Map Recordation. With these conditions of approval and the adherence to these requirements, this requirement will be met.

- d. **Electrical and Communication Facilities.** – The proposed project does not include any electrical or communication facilities. Therefore, this improvement is not applicable to the Project at hand.
 - e. **Sewage Disposal** – The proposed project has been conditioned to meet the requirements of this provision. A water will serve and percolation report will be required prior to issuance of a building permit for any additional dwellings on the smaller lot and a will-serve or water well clearance and a percolation report will be required prior to building permit issuance for any additional dwellings on the larger lot.
 - f. **Agricultural Land** - The proposed project is not located within an agricultural preserve, or on land that has been designated for agricultural use Therefore the proposed project is not applicable to Ordinance No. 460 Section 10.13 E.
 - g. **Exceptions** – The project site is not located within a community service district; therefore, the project is not applicable to Ordinance No. 460 Section 10.13 F.
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
8. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of R-R. As noted earlier in the report, the Project is in compliance with the lot development standards established by the R-R zone.

Development Standards Findings:

The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 348, are as follows:

- 1. Within the R-R zone, one family residences shall not exceed forty (40') feet in height. This height provision does not apply as the proposed subdivision does not propose new residences or structures.
- 2. Within the R-R zone, lot areas are required to be one-half acre, with a minimum average lot width and depth of 100 feet. The Project proposed to subdivide 4.82 acres into two parcels ranging in size from 3.65 acre to 1.17 acres. The Project's shortest lot width proposed is approximately 272.88 feet, and the shortest lot depth of approximately 131.51 feet. Therefore, as proposed, the Project is compliant with the minimum lot size and dimensions.
- 3. Within the R-R zone, automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. Approval of an off-street parking plan is not required as the project only proposes a subdivision and does not propose the construction of new residences or structures. Upon the approval of the subdivision, each lot will have one single family residence on the site. Pursuant to Section 18.12.A.1, off-street parking plans are filed except in cases for one- and two-family residences, therefore this provision does not apply.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a City Sphere of Influence. This project was provided to City of Menifee for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base, Zone E, boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review under file number ZAP1460MA21. ALUC has provided a Development Review Director's Determination for the proposed project noting that the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The project's consistency determination is subject to the recommended conditions.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. The Homeland Fire Station is located within 0.9 miles away from the proposed subdivision.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access. Conditions have been applied to the project requiring the submittal of street improvement plans if road right of way improvements are required. Additionally, a required water system including fire hydrants, shall be installed and accepted by

the appropriate water agency prior to any combustible building material placed on an individual lot.

- d. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is designated as a moderate fire hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from 600 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 Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

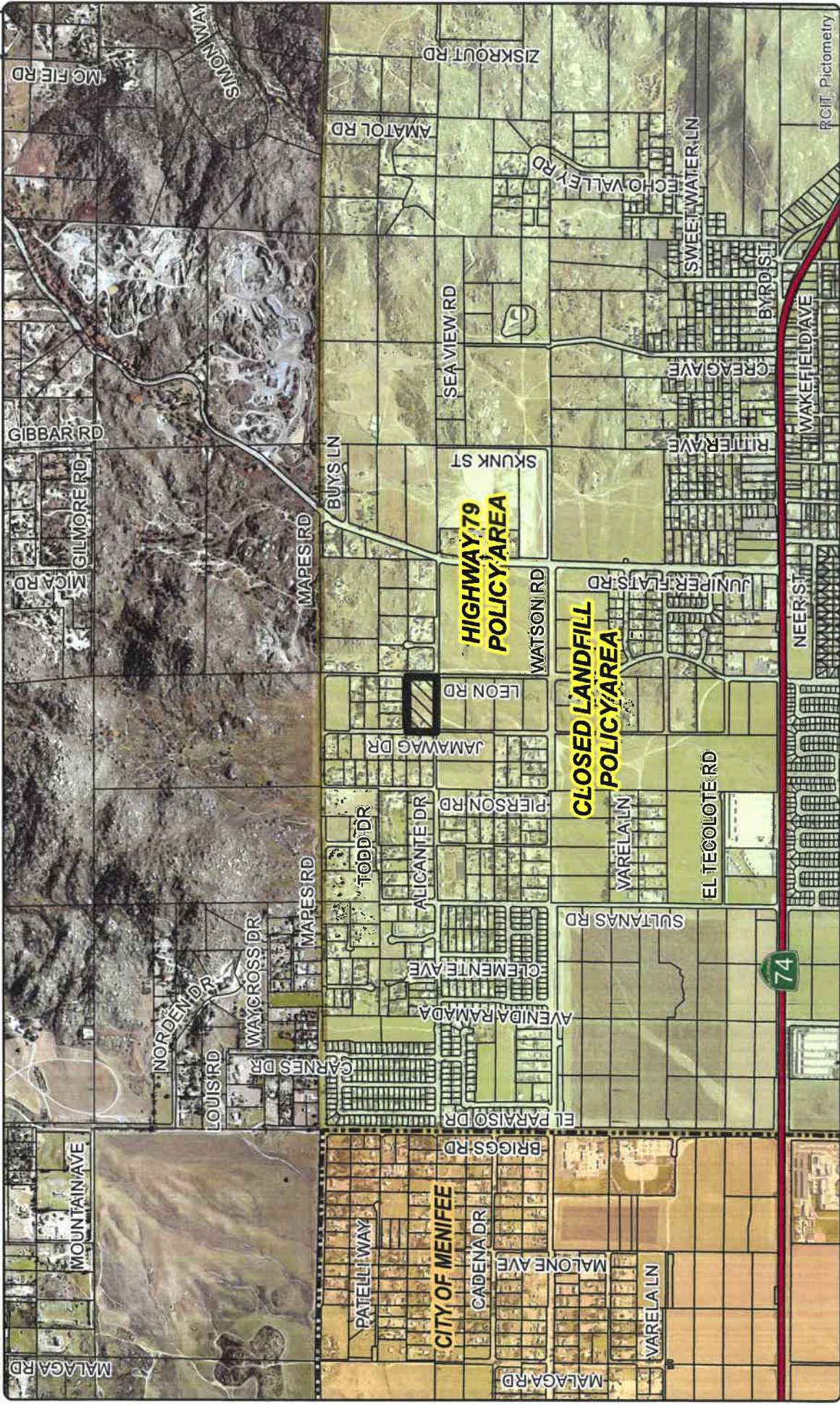
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37869

VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 02/22/2021
Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2020, 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 types 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) 940-1000 (Riverside County) or in Palm Desert at (760) 940-7777 (San Diego County), or Website: <https://www.riversideca.gov>

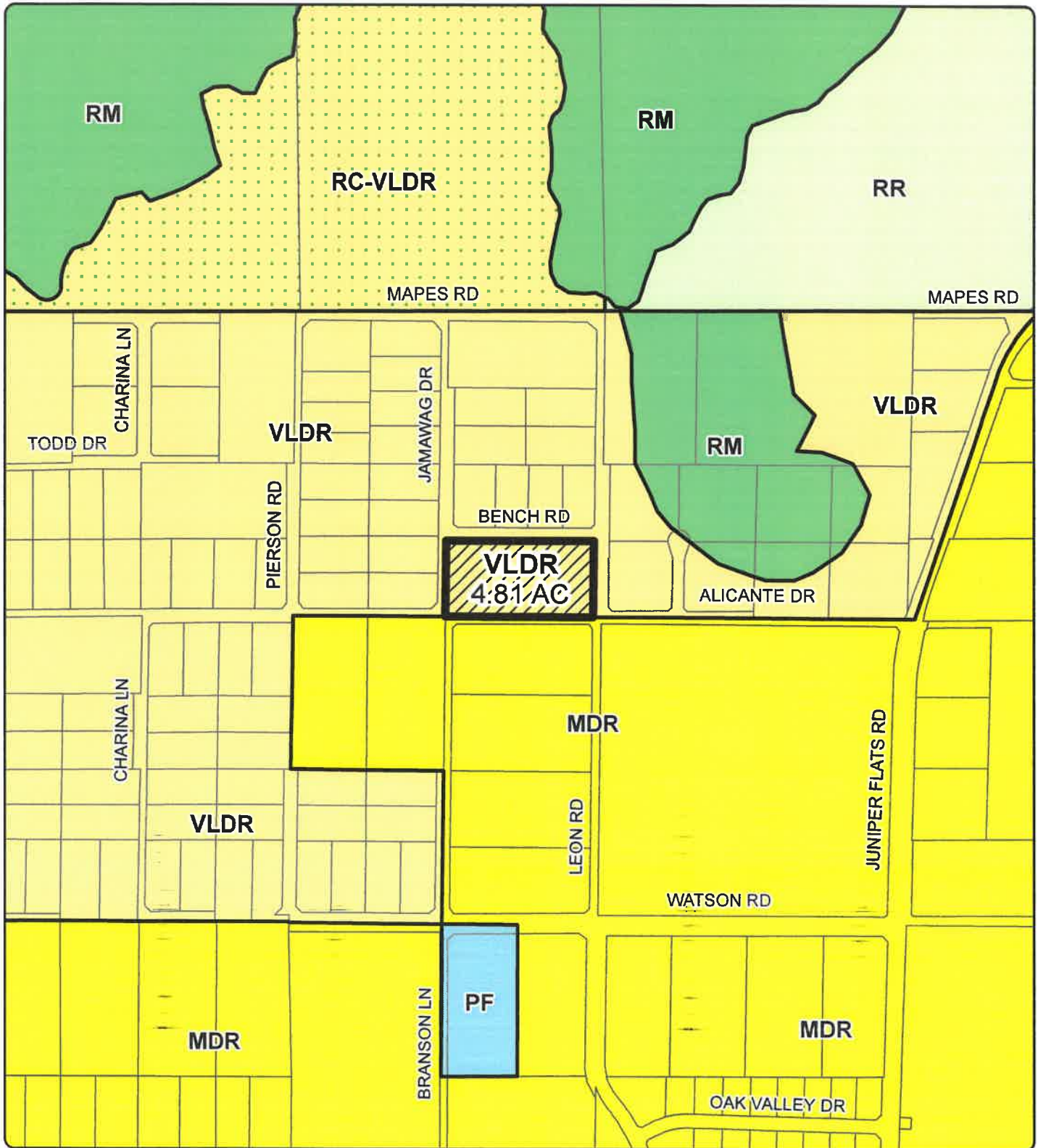
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37869

Supervisor: Washington
District 3

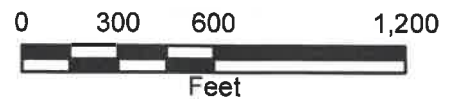
EXISTING GENERAL PLAN

Date Drawn: 02/22/2021
Exhibit 2



Zoning Area: Homeland

Author: Vinnie Nguyen



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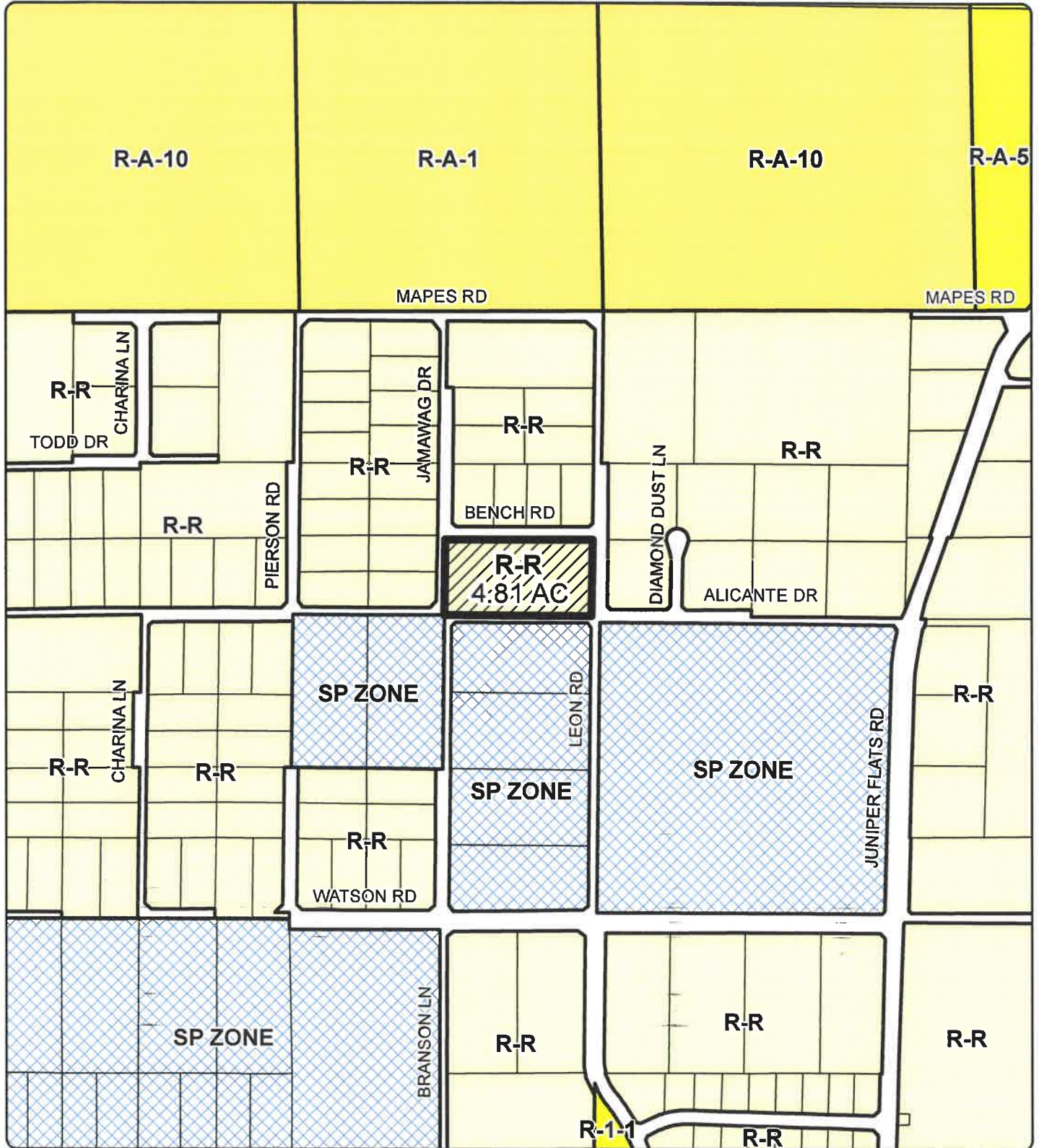
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TPM37869

EXISTING ZONING

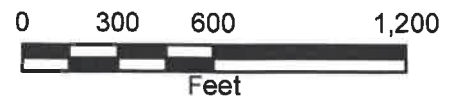
Supervisor: Washington
District 3

Date Drawn: 02/22/2021
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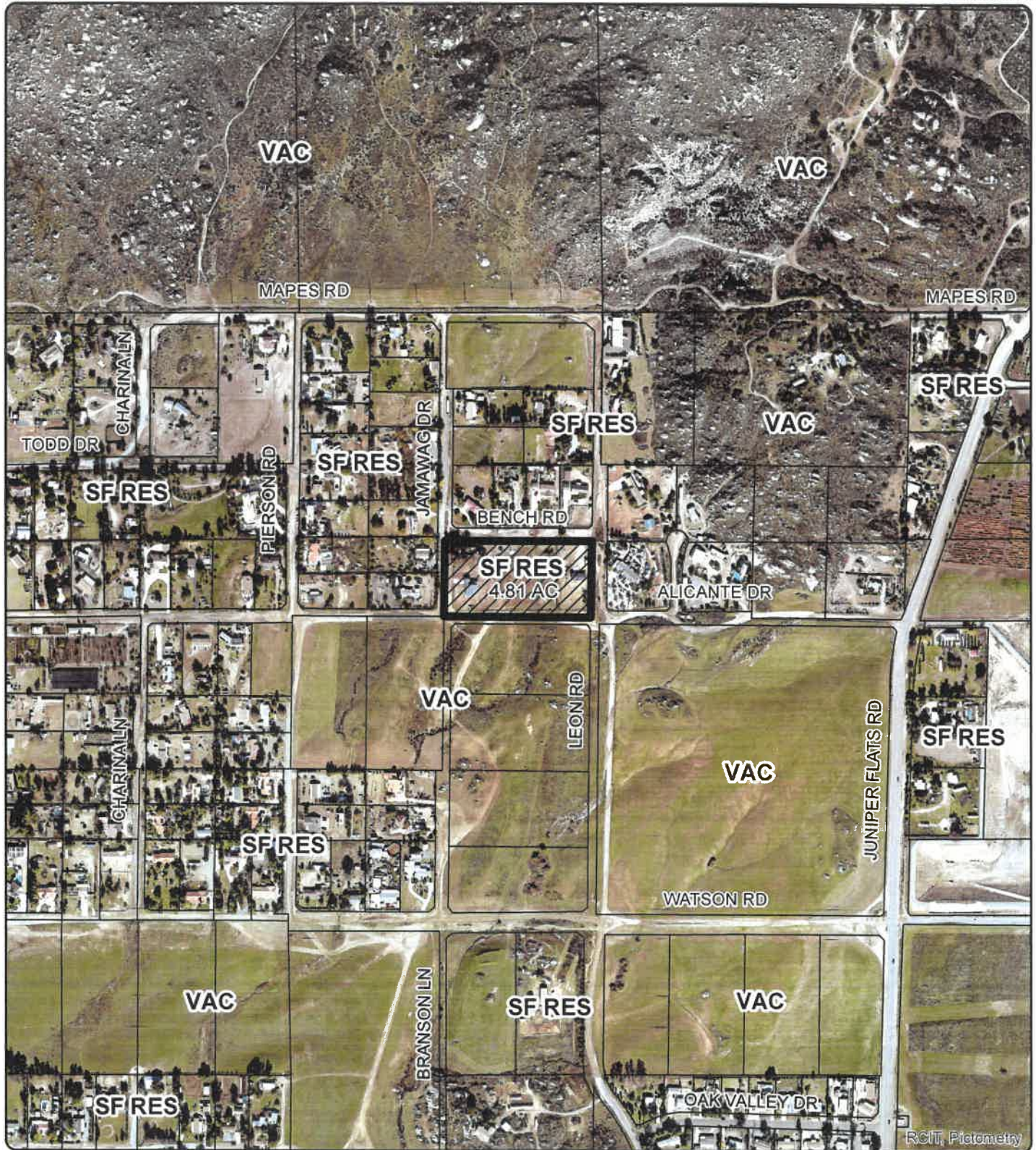
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37869

LAND USE

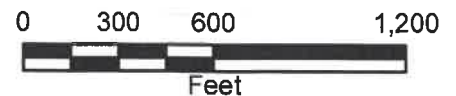
Supervisor: Washington
District 3

Date Drawn: 02/22/2021
Exhibit 2



Zoning Area: Homeland

Author: Vinnie Nguyen



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

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



05/21/21, 9:01 am

TPM37869

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37869. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of TPM37869 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

TENTATIVE PARCEL MAP NO. 37869 (TPM37869) approves a Schedule "H" parcel map to subdivide approximately 4.81 acres into two (2) parcels with parcel sizes of 3.65 acres and 1.17 acres each. The project site location is northerly of Alicante Drive, easterly of Jamawag Drive, westerly of Leon Road, and southerly of Bench Road, within the Harvest Valley/Winchester Area Plan. APN: 457-250-051.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS Tentative Map, Amended MAp No. 1, dated January 24, 2020

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

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

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 **ECP COMMENTS**

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

Fire

Fire. 1 **Advisory**

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

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

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

In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

Flood

Flood. 1 **Flood Hazard Report**

FLOOD HAZARD REPORT: 01/11/2021

BB ID: 048-863-989

Tentative Parcel Map (TPM) 37869 is a proposal for a Schedule "H" subdivision of approximately 4.8 acres into 2 parcels. No grading or improvements are proposed for this subdivision. The site is in the Homeland area, north of Alicante Drive, east of Leon Road, south of Bench Road, and west of Jamawag Drive (APN 457-250-051) The District previously reviewed Tract 31008 on the same site.

The proposed parcels are numbered 1 (west) and 2 (east), with parcel 1 being the largest. There are existing structures on both parcels. The site is located upstream of Homeland MDP Line 1, and adjacent to proposed Homeland MDP Line 1A. The site is subject to runoff from approximately 15 acres of tributary

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **Flood Hazard Report (cont.)**

from the northeast, which enters the site at different points along its northern border (Bench Road). The site slopes southward and consists of well defined ridges and 3 natural watercourses. The first watercourse enters near the north border of parcel 1, and leaves the site near the middle of the western border of parcel 1. The second watercourse traverses the eastern portion of parcel 1, entering at its north border, and exiting at its south border. The third watercourse enters parcel 2 at its northeast corner, and exits through the south border of parcel 1.

The existing residences on parcels 1 and 2 are located outside of the watercourses, and It appears that there is adequate area outside of the natural watercourses for building sites on parcel 1. The natural watercourse shall be kept free of buildings and obstructions and 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 and outlet points. All pads should be located outside of the low. A note shall be placed on the Environmental Constraint Sheet stating "The natural watercourse must be kept free of all buildings and obstructions including fill. Any buildings or obstructions shall be set-back a minimum of 20 feet from the center of the watercourse. Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed." See Condition 50 Flood- DELINEATE WATERCOURSE ON ECS, and 50 Flood- SUBMIT ECS & FINAL MAP . New construction should comply with all applicable ordinances.

The site is located within the bounds of the Homeland/Romoland-Line A Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$21,052 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. The District will not accept personal or corporate checks.

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

Planning

Planning. 1 **ALUC Conditions of Approval**

As the ALUC Director found on April 1, 2021, the project was found CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions of approval:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

ALUC Conditions of Approval (cont.)

climb following takeoff or towards an aircraft engaged in a straight final approached towards a landing at an airport.

c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops composting operations, trash transfer stations that are open on one or more sides, recycling centers, containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

e. Hazard to flight.

3. The attached notice shall be provided to all potential purchasers, lessees, and/or tenants of the property.

4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide flood or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORT, WILDLIFE AND STORWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the storm water basin with the following language: "There is an airport nearby. This storm water basin is designed to hold storm water for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsibility to monitor the storm water basin.

If there are any questions, please contact ALUC at 951-955-6893.

Planning. 2

Gen - 90-Days to Protest

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

Planning. 3

Gen - CVWD Letter

The permit holder shall remain in compliance with the stormwater requirements of the CVWD letter dated , a copy which is on file with the Riverside County Planning Department.

Planning. 4

Gen - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside original

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 Gen - Expiration Date (cont.)

approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 5 Gen - 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 project or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 6 Gen - Maintain Flood Facility

The land divider, and the land divider's successors in interest, shall at all times maintain any and all required storm water, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

Planning. 7 Gen - Map Act Compliance

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 **Gen - Map Act Compliance (cont.)**

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

Planning. 8 **Gen - Ord. No. 659**

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

Planning. 9 **Gen - Zoning Standards**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Rural Residential (R-R) Zone.

Planning-CUL

Planning-CUL. 1 **Human Remains**

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

Planning-CUL. 2 **PDA 8104 accepted**

County Archaeological Report (PDA) No. 8104 submitted for this project (TPM37869) was prepared by BCR Consulting and is entitled: "Phase I Cultural Resources Assessment 25246 Jamawag Drive Project (TPM37869; APN 457250051), Unincorporated Riverside County, California", dated February 16, 2021.

PDA 8104 concludes: BCR Consulting conducted an intensive-level survey of the 25246 Jamawag Drive Project in Unincorporated Riverside County, California. The field survey and research have identified no cultural resources located within the project site boundaries. Furthermore, the high level of disturbances throughout the project site indicate low sensitivity for buried resources. However, while the current study has not indicated sensitivity for unknown cultural resources within the project boundaries, ground disturbing activities always have the potential to reveal buried deposits not observed on the surface. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find will need to be

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 PDA 8104 accepted (cont.)

developed.

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

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

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

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

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

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

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

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 **LOW PALEO POTENTIAL (cont.)**

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1 **RCTD - STANDARD INTRODUCTION**

1. 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 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. Alternations to natural drainage patterns shall require protecting downstream properties by means

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - STANDARD INTRODUCTION (cont.)

approved by the Transportation Department.

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

4. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

5. All corner cutbacks shall be applied per Standard 805, Ordinance 461.

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

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

Waste Resources

Waste Resources. 1 Gen - Custom

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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

Plan: TPM37869

Parcel: 457250051

50. Prior To Map Recordation

Fire

050 - Fire. 1 Prior to Map Recordation Not Satisfied

7. Ecs map must be stamped by the Riverside County Surveyor with the following note: In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. (Riverside County Ordinance 460 and California Fire Code 503.1.2)

050 - Fire. 2 Prior to Map Recordation Not Satisfied

2. Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 3 Prior to Map Recordation Not Satisfied

1. Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provde written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 4 Prior to Map Recordation Not Satisfied

8. ECS map must be stamped by the Riverside County Surveyor with the following note: "Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to building permit issuance: the applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them."

050 - Fire. 5 Prior to Map Recordation Not Satisfied

4. Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class A material as per the California Building Code.

050 - Fire. 6 Prior to Map Recordation Not Satisfied

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

Plan: TPM37869

Parcel: 457250051

50. Prior To Map Recordation

Fire

050 - Fire. 7 Prior to recordation Not Satisfied

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

050 - Fire. 8 Prior to recordation Not Satisfied

3. ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include, but not limited to, the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space.

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 Homeland/Romoland-Line A 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 Delineate Watercourse on ECS Not Satisfied

The natural watercourse that traverses Parcel Map (PM) 37869 shall be delineated and labeled on the Environmental Constraint Sheet to accompany the Final Map. A note shall be placed on the Environmental Constraint Sheet stating:

"The natural watercourse must be kept free of all buildings and obstructions including fill. Any buildings or obstructions shall be set-back a minimum of 20 feet from the center of the watercourse. Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed."

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

Plan: TPM37869

Parcel: 457250051

50. Prior To Map Recordation

Flood

050 - Flood. 3 Submit ECS & Final Map (cont.) Not Satisfied
Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 Gen - ECS Affected Lots Not Satisfied

The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____.

050 - Planning. 2 Gen - ECS Shall be Prepared Not Satisfied

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

050 - Planning. 3 Gen - Final Map Preparer Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 4 Gen - Mt. Palomar Lighting Not Satisfied

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

050 - Planning. 5 Gen - Prepare a Final Map Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 6 Gen - Quimby Fees Not Satisfied

Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

Survey

050 - Survey. 1 RCTD - FINAL MAP REQMTS Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the

Plan: TPM37869

Parcel: 457250051

50. Prior To Map Recordation

Survey

050 - Survey. 1 RCTD - FINAL MAP REQMTS (cont.) Not Satisfied
 easement holder, and the nature of their interests, shown on the map.

2. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 RCTD - R-0-W DEDICATION Not Satisfied

Sufficient public street right of way along JAMA WAY and ALICANTA DRIVE shall be conveyed for public use to provide for a 30-foot half width right of way with standard corner cut-back per Standard No. 106, Section A, Ordinance 461.

Transportation

050 - Transportation. 1 50 – TRANSPORTATION – BCS ANNEX OTHER Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS. Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

060 - BS-Grade. 2 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

Parcel Map (PM) 37869 is located within the boundaries of the Homeland/Romoland-Line A 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

Plan: TPM37869

Parcel: 457250051

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 ADP Fee - Map (cont.) Not Satisfied
payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Plan: TPM37869

Parcel: 457250051

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24x36 inches) to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

E Health

080 - E Health. 1 Gen - Custom Not Satisfied

Riverside County's LAMP requires that parcels created less than 2.5 acres cannot utilize OWTS and a water well. A water will serve and percolation report will be required prior to issuance of a building permit for any additional dwellings on the smaller lot and a will-serve or water well clearance and a percolation report will be required prior to building permit issuance for any additional dwellings on the larger lot.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

Parcel Map (PM) 37869 is located within the boundaries of the Homeland/Romoland-Line A 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 Gen - 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 Gen - School Mitigation Not Satisfied

Impacts to the Romoland & Perris Union High shall be mitigated in accordance with California State law.

Waste Resources

Plan: TPM37869

Parcel: 457250051

80. Prior To Building Permit Issuance

Waste Resources

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

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

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Gen - Quimby Fees Not Satisfied

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

Transportation

090 - Transportation. 1 RCTD - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: February 11, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: Chuck
Washington

Planning Commissioner: Ruthanne Taylor-Berger

TENTATIVE PARCEL MAP NO. 37869 – CEQ200007 – Applicant: Daniel Jimenez – Engineer/Representative: Angel Cesar, P.E. - Third Supervisorial District – Homeland Area – Harvest Valley/Winchester Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) 1 Acre Minimum – Location: North Alicante Drive, East of Leon Road, West of Jamawag Drive, South of Bench Road – 4.81 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: A proposal for a schedule “H” parcel map division to divide a 4.81 gross acre lot into 4 lots with a minimum lot size of 1.04 gross acres. No other improvements are proposed. – APN: 457-250-051 – BBID: 853-834-618**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on March 5, 2020.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Rob Gonzalez, Project Planner at (951) 955-9459, or e-mail at rgonzalez@rivco.org / MAILSTOP #: 1070

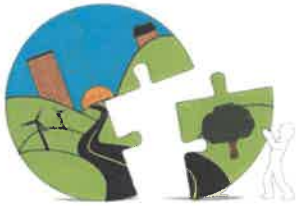
Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

COMMENTS:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|--|
| <input type="checkbox"/> TENTATIVE TRACT MAP | <input checked="" type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Daniel Jimenez

Contact Person: Daniel Jimenez E-Mail: danfs740@hotmail.com

Mailing Address: 710 S. Amstutz Ave Anaheim CA 92802

<u>Anaheim</u>	<u>CA</u>	<u>92802</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (714) 399-6957 Fax No: ()

Engineer/Representative Name: Angel Cesar, P.E.

Contact Person: Angel Cesar, P.E. E-Mail: angel@bluecivileng.com

Mailing Address: 12223 Highland Ave. #106-594

<u>Rancho Cucamonga</u>	<u>CA</u>	<u>91739</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 248 -6557 Fax No: ()

Property Owner Name: Procopio & Hermelinda Jimenez

Contact Person: Hermelinda Jimenez E-Mail: _____

Mailing Address: 710 S. Amstutz Ave Anaheim CA 92802

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Anaheim CA 92802
City State ZIP

Daytime Phone No: (714) 399-6957 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Hermelinda Jimenez
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Procopio Jimenez
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 457-250-051

Approximate Gross Acreage: 4.81 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Alicante Dr., South of Bench Rd., East of Jamawag Dr., West of Leon Rd.

SUBDIVISION PROPOSAL:

Map Schedule: H Minimum Developable Lot Size: acre
Number of existing lots: 1 Number of proposed developable lots: 1
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: 1 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) n/a EIR No. (if applicable): n/a

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): _____

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the compiled pursuant to **Section 65962.5** of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to **Section 65962.5** of the Government Code: _____

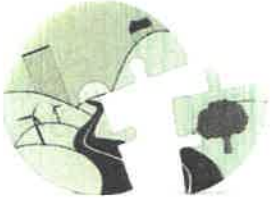
Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

  03/01/2021
Property Owner(s) Signature(s) and Date

PROCOPIO JIMENEZ Hermelinda Jimenez
PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37869 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 3, Minor Land Divisions) – Applicant: Daniel Jimenez – Engineer/Representative: Angel Cesar, P.E. – Third Supervisorial District – Homeland Area – Harvest Valley/Winchester Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) – 1 Acre Minimum – Location: Northerly Alicante Drive, easterly of Leon Road, westerly of Jamawag Drive, and southerly of Bench Road – 4.81 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A proposal for a schedule “H” parcel map division to divide a 4.81 gross acre lot into two (2) lots measuring 3.65 gross acres and 1.17 gross acres. No other improvements are proposed. APN: 457-250-051.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JUNE 21, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/> For further information regarding this project, please contact Project Planner Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org, or go to the County Planning Department’s Director’s Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Rob Gonzalez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 22, 2021

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TPM37869 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

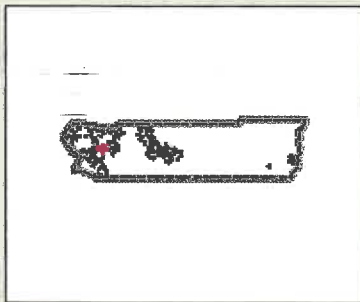
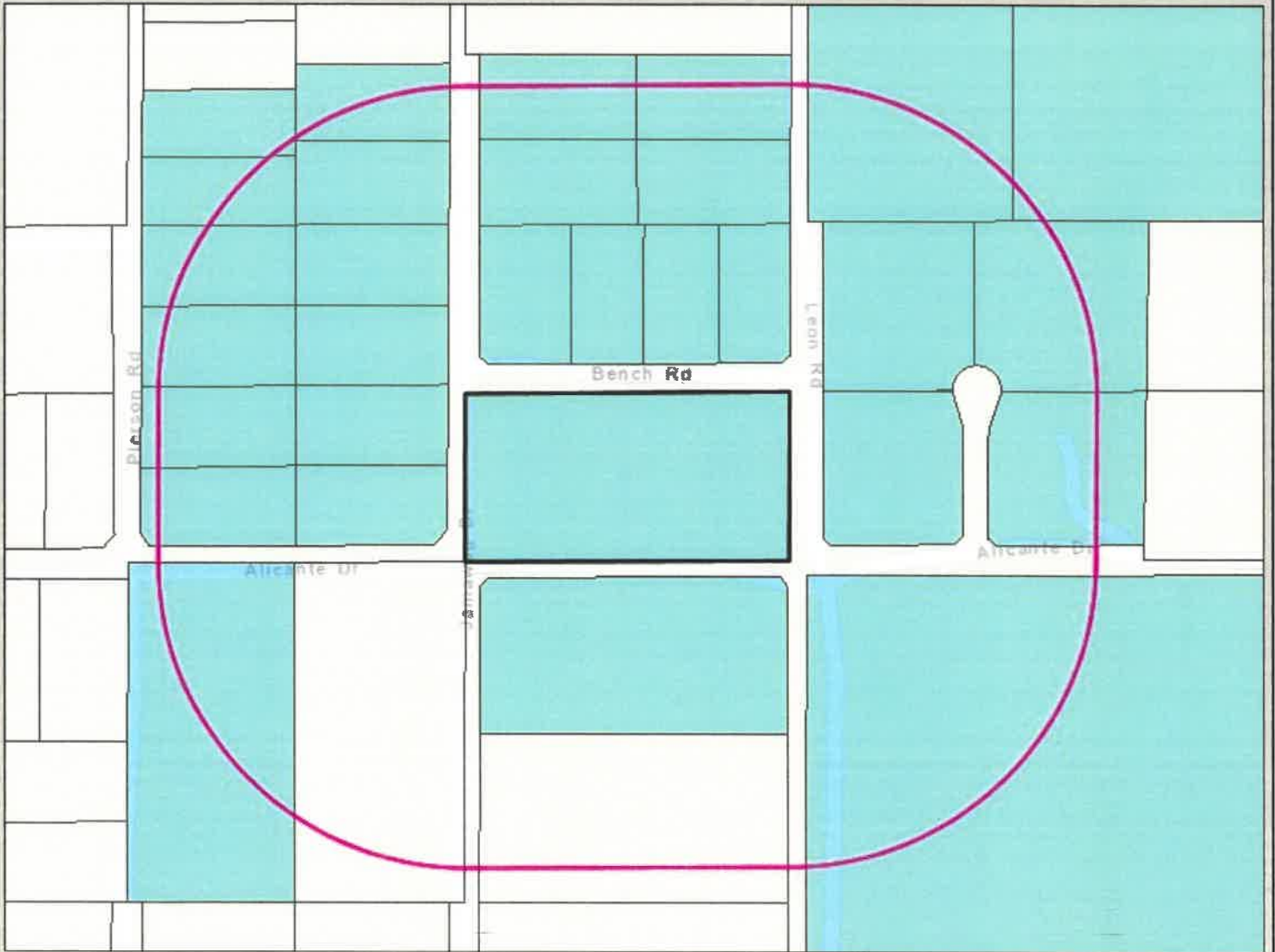
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

TPM37869 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



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

457120060
VIRGINIA I. WHITE
25350 LEON RD
HOMELAND CA 92548

457250024
THOMAS E. HANDWERK
25195 JAMAWAG RD
HOMELAND CA 92548

457250053
OLGA PACHECO
25130 PIERSON RD
HOMELAND CA 92548

457250054
JOSE L. RIVERA
25146 PIERSON RD
HOMELAND CA 92548

457250045
LCTH INV
1000 DOVE ST STE 100
NEWPORT BEACH CA 92660

457250027
RODOLFO ANTONIO LOZANO
25100 PIERSON RD
HOMELAND CA 92548

457250028
THOR W. GILLIS
25118 PIERSON RD
HOMELAND CA 92548

457250035
MARK LANE HUTCHINS
PO BOX 555
HOMELAND CA 92548

457250039
BETH M. MULHERN
25295 JAMAWAG DR
HOMELAND CA 92548

457120059
ELISEO L. PEREZ
33559 GLORIA RD
MENIFEE CA 92584

457250056
FERMIN RIOS
6003 SHENONDOAH AVE
LAS VEGAS NV 89156

457250057
KAYLIE MAGANA
25200 JAMAWAG DR
HOMELAND CA 92548

457250058
AURELIO C. PERALTA
30920 BENCH RD
HOMELAND CA 92548

457250060
MANUEL RODRIGUEZ
PO BOX 1505
ROMOLAND CA 92585

457250033
CARLOS OMAR URRUTIA
25100 JAMAWAG DR
HOMELAND CA 92548

457250036
DIEGO LOPEZ
PO BOX 1361
PERRIS CA 92672

457250037
THOMAS E. HANDWERK
25195 JAMAWAG DR
HOMELAND CA 92548

457250051
PROCOPIO JIMENEZ
710 S AMSTUTZ AVE
ANAHEIM CA 92802

457250055
ROGELIO MERCADO
25220 PIERSON RD
HOMELAND CA 92548

457250023
MICHAEL BORZOSH
P O BOX 1047
PERRIS CA 92572

457250034
CARLOS D. HERNANDEZ
204 GLEN VIEW AVE
ELMHURST IL 60126

457250040
IGINIO NUNEZ
30860 ALICANTE DR
HOMELAND CA 92548

457250013
LCTH INV
1000 DOVE ST NO 100
NEWPORT BEACH CA 92660

457250038
OLIVEROS ARREOLA
25215 JAMAWAG DR
HOMELAND CA 92548

457250059
JORGE RAMOS LOPEZ
30958 BENCH RD
HOMELAND-CA 92548

457120002
NOELIA N. ASTORGA VEGA
25211 JUNIPER FLATS RD
HOMELAND CA-92548

457120061
FRANCISCO PATINO
25210 DIAMOND DUST
HOMELAND CA 92548

457120065
JHB COLONY INV
3161 MICHELSON DR STE 425
IRVINE CA 92612

457120001
TODERICK JENNETTE RAE PHILLIP
21718 LADEENE AVE
TORRANCE CA 90503

457120058
DAVID EDWARD HACKLEY
P O BOX 2220
HOMELAND CA 92548

Applicant (TPM37869)

Daniel Jimenez
710 S Amstutz
Anaheim, CA 92808

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, CA 92607-7821

Engineer (TPM37869)

Blue Engineering and Consulting, Inc.
C/O Angel Cesar
12223 Highland, Unit 106-594
Rancho Cucamonga, CA 91739

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Owner (TPM37869)

30959 Bench Street
Homeland, CA 92548



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Interim Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
 Riverside, CA 92502-1409

Project Title/Case No.: TENTATIVE PARCEL MAP No. 37869 (TPM37869)

Project Location: Northerly of Alicante Drive, Easterly of Jamawag Drive, Westerly of Leon Road, And Southerly of Bench Road.

Project Description: The proposal is is a proposal for a Schedule "H" parcel map division to subdivide a 4.81 gross acre lot into 2 lots measuring 3.65 gross acres and 1.17 gross acres. No other improvements are proposed at APN: 457-250-051.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Daniel Jimenez, 710 South Amstutz Anaheim, CA 92802

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15315 and 15061(b)(3))
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The proposed Schedule "H" subdivision map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15315, Class 15, and Minor Land Divisions). This section specifically applies to divisions of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions area required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Section 15387 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area." For this project, the County has determined that the Project meets these minimum criteria as described in more detail in the findings and conclusions of this report, and therefore, the Project would be consistent with CEQA.

Rob Gonzalez 951-955-9549
 County Contact Person Phone Number
 Signature Title Date
Urban Regional Planner 2/1/2021

Received for Filing and Posting at OPR: _____
 Please charge deposit fee case#: ZCFW No. - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY